

Residential **Single Family** **429 Joppa Hill Road** **Listed: 9/29/2023** **\$1,590,000**
4972150 **Bedford** **NH 03110** **Closed:**
Active **Unit/Lot #** **DOM: 0**



County NH-Hillsborough
VillDStLoc
Year Built 2019
Style Contemporary, Craftsman
Color Blue
Total Stories 2
Taxes TBD No
TaxGrosAmt \$20,863.04
Tax Year 2022
Tax Year Notes

Rooms - Total 11
Bedrooms - Total 4
Baths - Total 4
Baths - Full 2
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Total Finished 3,858
SqFt-Apx Total 5,905
Lot Size Acres 3.22
Lot - Sqft 140,263
Footprint 56 x 30

Delayed Showing No
Date - Showings Begin

Directions New Boston Road, north on Joppa Hill Road, house is on the right just past Parker Lane.



[Schedule a Showing](#)

Unbranded Tour URL 1

Remarks - Public The perfect combination of livable luxury and natural beauty! This nearly-new contemporary craftsman-style home will capture your heart before you even make it up the walkway to the covered porch. You could stop right there and take in the view of Mt. Uncanoonuc and Joe English Hill, or wait to be dazzled by the sunsets--but the rest of the home awaits! The moment you step inside you'll know what makes it special: the 2-story foyer welcomes you with a hint of grandeur, but the truly open-concept plan invites you in the way only a best friend can. The living area is graced by a gas fireplace, built-ins, & coffered ceiling, the kitchen is masterfully designed around gathering space at the island & dining table, and both have splendid views of the back yard, making the outdoors integral to the indoors. Feeling fancy? Retire to the sitting room with your crystal goblets of Cava. Feeling productive? A pocket office is perfect for the work-from-home CEO. There is a primary bedroom suite on the first level in addition to the gorgeous primary suite upstairs. And the grand bonus room above the 3-car garage would make a great office, music room, yoga studio, or home theater. The patio & screen house will be your new favorite vacation spot, the level lot is a rarity in Bedford, and the detached carriage house has room for big toys or big projects (auto collection? art studio?). There's too much to say about this one, so check out the features list and come experience it for yourself!

STRUCTURE

Construction Status Existing	Estimated Completion Date	SqFt-Apx Fin Above Grade 3,858
Rehab Needed		List \$/SqFt Fin ABV Grade \$412.13
Construction Wood Frame		SqFt-Apx Fin AG Source Assessor
Foundation Concrete		SqFt-Apx Unfn Above Grade 0
Exterior Vinyl Siding		SqFt-Apx Unfn AG Source
Roof Shingle - Architectural		SqFt-Apx Fin Below Grade 0
Basement Yes		List \$/SqFt Fin Below Grade
Basement Access Type Walk-up		SqFt-Apx Fin BG Source
Basement Description Bulkhead, Concrete Floor, Full, Unfinished		List \$/SqFt Fin Total \$412.13
Garage Yes		SqFt-Apx Unfn Below Grade 2,047
Garage Capacity 5		SqFt-Apx Unfn BG Source Assessor
Garage Type Attached		SqFt-Apx Tot Below Grade
Garage Description Auto Open, Direct Entry		SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Kitchen	19' 2" x 15' 8" 1	Bath - Full	16' 7" x 9' 5" 2	Deed - Recorded Type Warranty	Map 4
Living Room	21' 2" x 16' 3" 1	Bedroom	16' 1" x 15' 5" 2	Deeds - Total	Block 23
Dining Room	13' 11" x 10' 1" 1	Bedroom	14' 11" x 11' 3" 2	Deed - Book 9111	Lot 11
Other	12' 9" x 12' 6" 1	Bath - Full	11' 3" x 9' 3" 2	Deed - Page 0956	SPAN#
Office/Study	8' 3" x 8' 1" 1	Laundry Room	9' x 8' 2" 2	Deed 2 - Book	Tax Class
Primary BR Suite	16' 1" x 15' 4" 1			Deed 2 - Page	Tax Rate
Bath - 3/4	13' 7" x 6' 7" 1			Plan Survey Number 26905	Current Use
Mudroom	9' 6" x 8' 11" 1			Property ID	Land Gains
Bath - 1/2	1 1			Zoning RA	Assessment Year
Bonus Room	39' x 13' 4" 2				Assessment Amount
Primary BR Suite	17' 7" x 15' 4" 2				Assessments - Special

LOT & LOCATION

Development / Subdivision	School - District Bedford Sch District SAU #25	Waterfront Property
Owned Land	School - Elementary Riddle Brook Elem	Water View
Common Land Acres	School - Middle/Jr Ross A Lurgio Middle School	Water Body Access
	School - High Bedford High School	Water Body Name
Roads Public	Lot Description Landscaped, Level, Mountain View	Water Body Type
Road Frontage Yes		Water Frontage Length
Road Frontage Length 281		Waterfront Property Rights
ROW - Length		Water Body Restrictions
ROW - Width		
ROW - Parcel Access		
ROW to other Parcel		
Surveyed Yes		

UTILITIES

Heating Hot Air, Multi Zone, Radiant Floor
Heat Fuel Gas - LP/Bottle
Water Heater Gas - LP/Bottle
Cooling Central AC
Water Drilled Well
Sewer Leach Field, Septic
Electric 200 Amp, Circuit Breaker(s), Generator

Utilities Cable, Internet - Cable

Fuel Company
Electric Company
Cable Company
Phone Company

FEATURES

Features - Exterior Garden Space, Gazebo, Hot Tub, Outbuilding, Patio, Porch - Covered
Driveway Paved
Flooring Ceramic Tile, Hardwood, Marble
Features - Interior Central Vacuum, Attic - Hatch/Skuttle, Ceiling Fan, Fireplace - Gas, Fireplaces - 2, Hot Tub, Kitchen Island, Primary BR w/ BA, Soaking Tub, Surround Sound Wiring, Walk-in Closet, Walk-in Pantry, Laundry - 2nd Floor

Appliances Dishwasher, Dryer, Microwave, Oven - Double, Range - Gas, Refrigerator, Washer, Vented Exhaust Fan
Equipment CO Detector, Humidifier, Irrigation System, Security System, Smoke Detectr-HrdWrdw/Bat, Generator - Standby
Features - Accessibility 1st Floor 3/4 Bathroom, 1st Floor Bedroom

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees

Auction No
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3
Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount

Flood Zone No
Seasonal No
Easements No
Covenants No
Resort

Items Excluded All TVs & mounting brackets except for primary bdrm; subwoofer & sound bar in bonus room; drapes in 1st flr. bedroom & living room; fridge in garage.

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

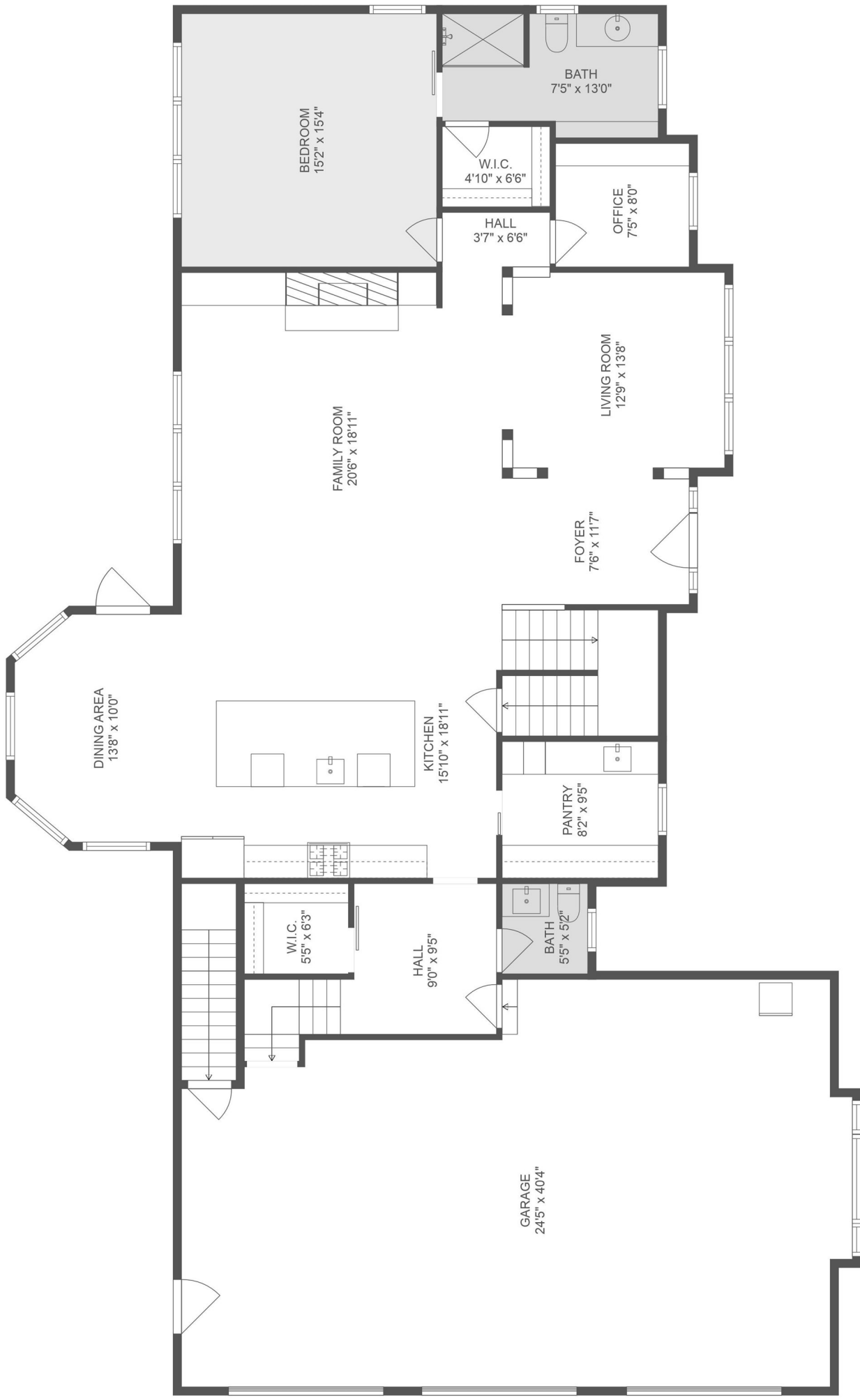
Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

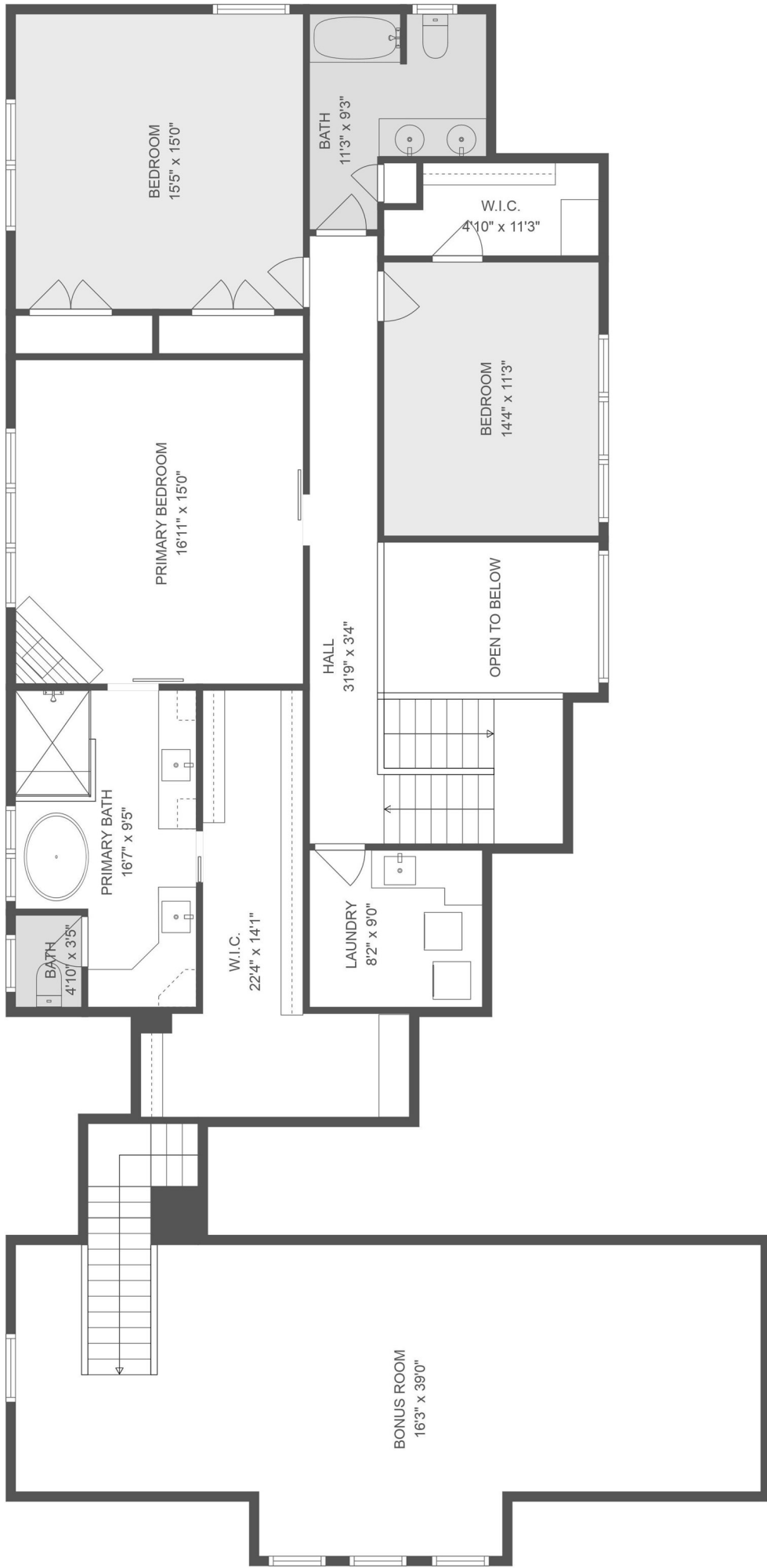
Green Verification Body
Green Verification Program
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 2
Green Verificatn Program 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2

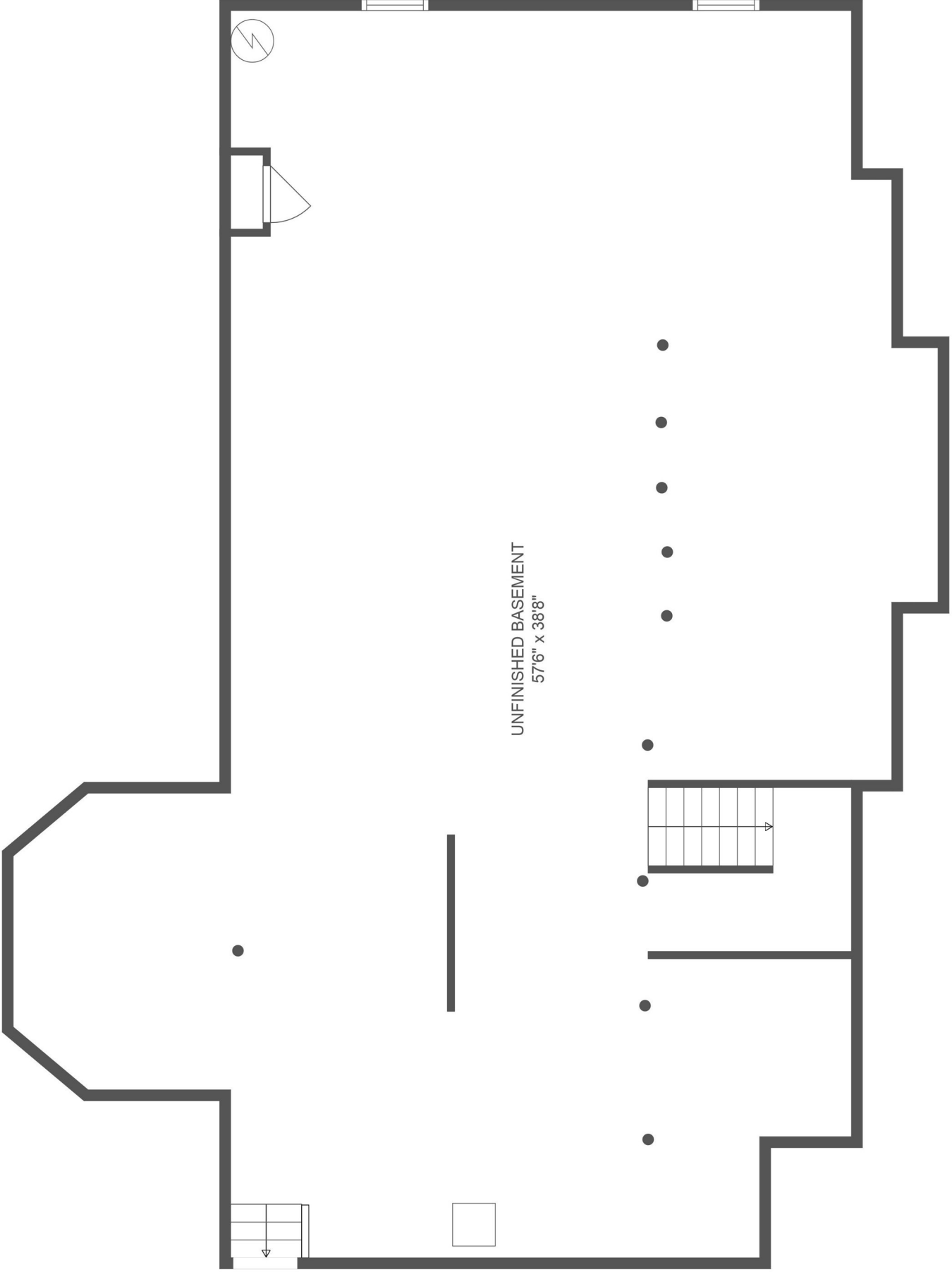
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Green Verificatn Program 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

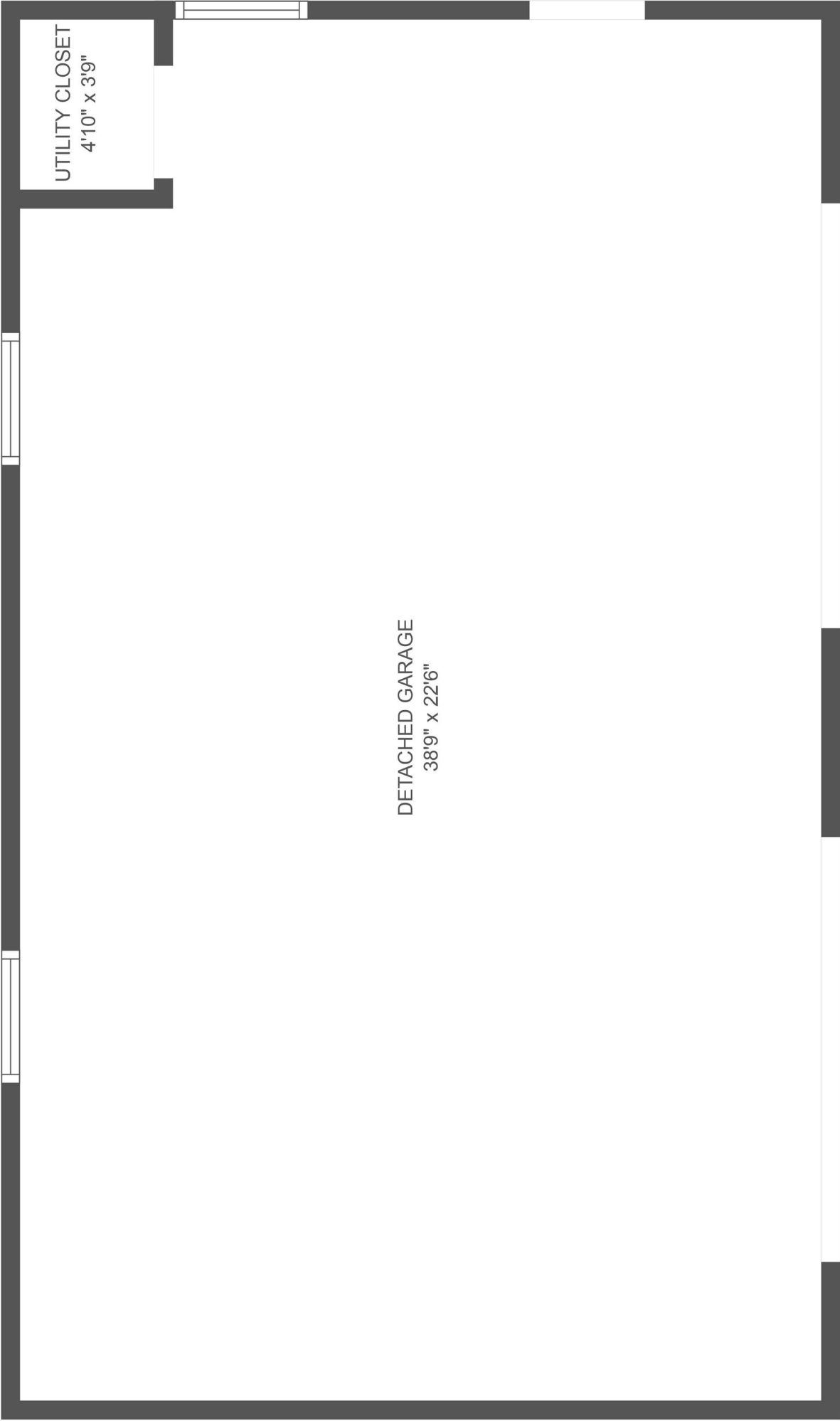


MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



UNFINISHED BASEMENT
57'6" x 38'8"

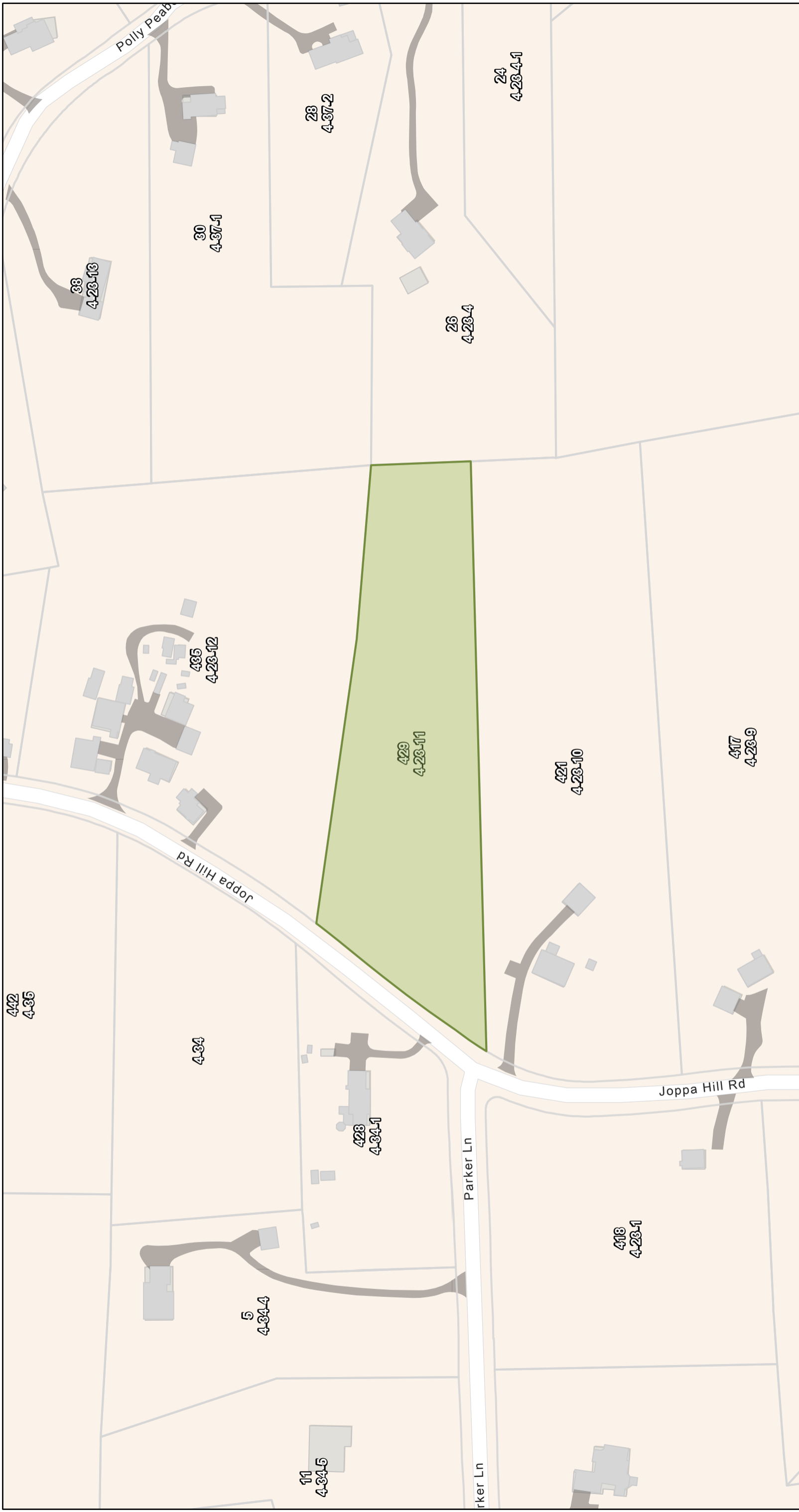
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



UTILITY CLOSET
4'10" x 3'9"

DETACHED GARAGE
38'9" x 22'6"

Map

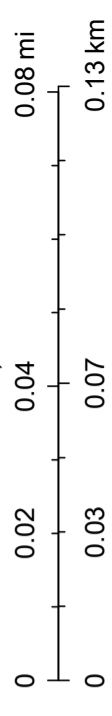


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Advanced Parcel Query _Query result

Parcels

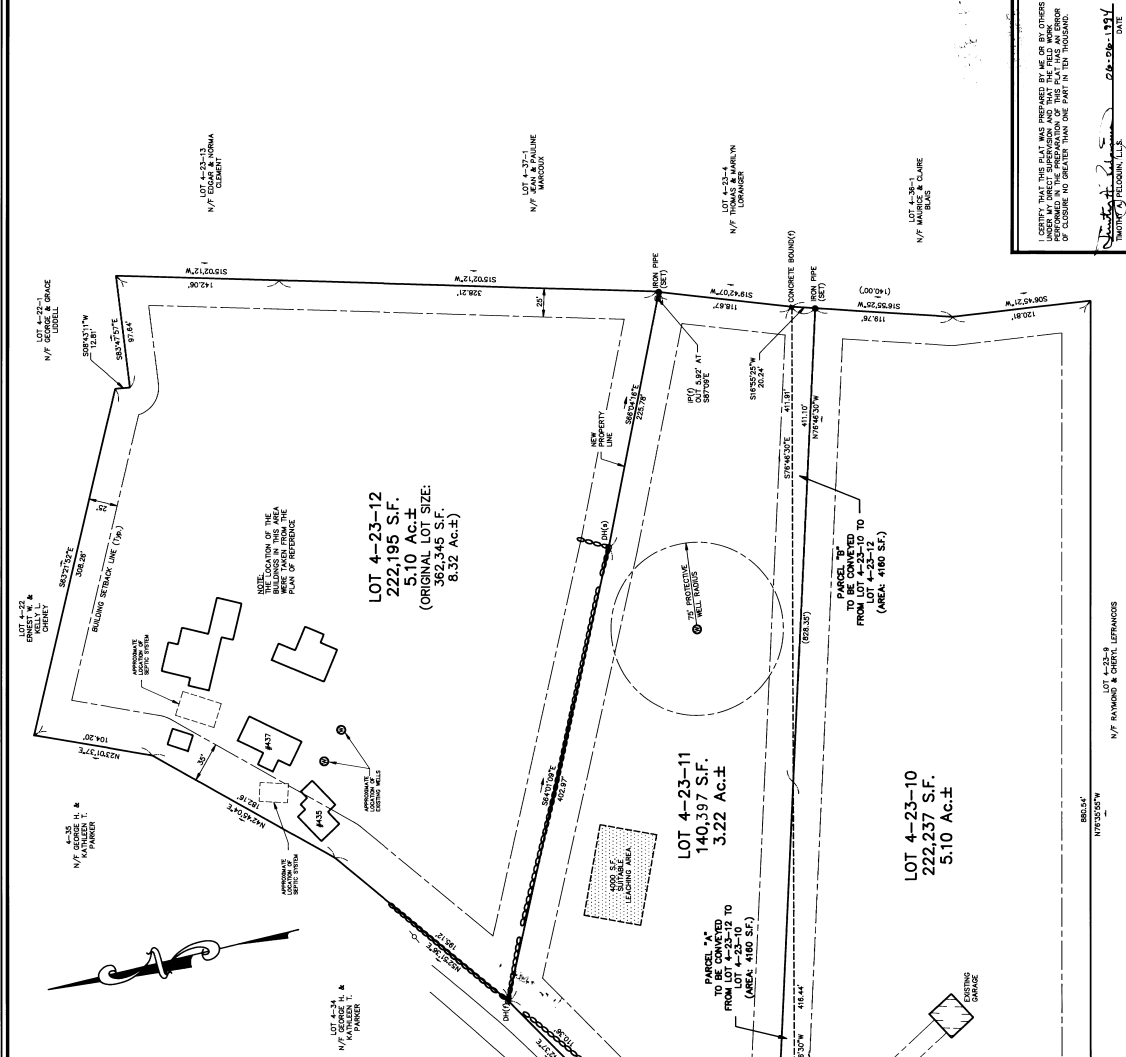
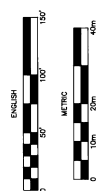
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EPA, NPS, US Census Bureau, USDA

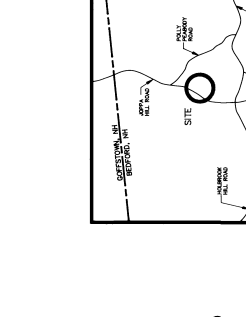
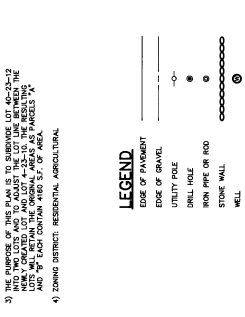
Town of Bedford, NH
VCGI, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS | Nearmap |

APPROVED BY THE BEDFORD PLANNING BOARD
 ON: 6/10/94
 CHAIRMAN: [Signature]
 SECRETARY: [Signature]
 LAND OWNERS OF RECORD:
 Charles McArthur Parker 45/94
 Robert J. & Carol A. Zimmie 4/94



PLAN OF REFERENCE
 PLAN OF GEORGE PARKER SUBDIVISION IN BEDFORD, NH, PREPARED BY ROBERT A. PELQUIN, LICENSED LAND SURVEYOR, AND APPROVED BY THE BEDFORD PLANNING BOARD ON DECEMBER 1, 1986. SEE THESE PLAN PAPERS.

NOTES
 1) LAND OWNERS OF RECORD:
 LOT 4-23-10 GEORGE H. PARKER (SEE ROAD BK 1039 PG 849)
 LOT 4-23-11 GEORGE H. & CAROL A. ZIMMIE
 LOT 4-23-12 GEORGE H. & CAROL A. ZIMMIE
 2) THIS PLAN SHOWS FIELD EVIDENCE AS LAST OBSERVED MAY 11, 1994.
 3) INTO TWO LOTS AND TO ADJUST THE LOT LINE BETWEEN THE LOTS AND PARTIAL THE ORIGINAL AREA AS PARCELS "A" AND "B" OF EACH CORNER 1/2 OF AREA.
 4) ZONING DISTRICT: RESIDENTIAL, AGRICULTURAL.



JOPPA HILL ROAD
 BEDFORD, NH

SUBDIVISION AND BOUNDARY LINE ADJUSTMENT PLAN

Prepared for:
 George H. Parker
 637 Joppa Hill Road
 Bedford, NH 03110

Tax Map 4
 Lots 23-10 & 23-12
 Sheet 1 of 2

TIMOTHY A. PELOQUIN
 LICENSED LAND SURVEYOR
 317 Daniel Webster Highway, South
 Bedford, New Hampshire 03112 (603) 868-7933

RECEIVED
 JUN 8 1994
 PLANNING DEPT.

26905 done 117

05-03-94 6-10-94

L19284

11-26905
 Dec. 1993

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Donna C. Bickford and Scott L. Bickford

2. **PROPERTY LOCATION:** 429 Joppa Hill Road, Bedford NH 03110

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 3 _____ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** Public Private Seasonal Unknown
 Drilled Dug Other _____

b. **INSTALLATION:** Location: Right side of detached garage
Installed By: Viens and Son Builders Date of Installation: 2020
What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 2
Does system supply water for more than one household? Yes No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown

If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? Yes No Date of most recent test 1/2023
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem?

COMMENTS:

Whole house water filtration system including the lawn irrigation. Installed, serviced, and testing provided by Skillings & Sons.

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

b. **IF PUBLIC OR COMMUNITY/SHARED**
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
Tank Size 1500 Gal. Unknown Other: _____
Tank Type Concrete Metal Unknown Other: _____
Location: Left of house-off porch-facing road Location Unknown Date of Installation: 2020
Date of Last Servicing: 5/2022 Name of Company Servicing Tank: Felix Septic
Have you experienced any malfunctions? Yes No
Comments: Tank riser cover added in 2022 for easy access.

SELLER(S) INITIALS  / 

BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: [X] Yes [] No [] Other:
IF YES, Location: Left side of the home-facing road Size: Unknown:
Date of installation of leach field: 2020 Installed By: Viens and Son Builders
Have you experienced any malfunctions? [] Yes [X] No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [X] No [] Unknown
IF YES, has a site assessment been done? [] Yes [] No [] Unknown
Source of Information:
Comments:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors with various checkbox selections.

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? [] Yes [X] No [] Unknown IF YES: Are tanks currently in use? [] Yes [] No
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)?
Age of tank(s): Size of tank(s):
Location:
Are you aware of any past or present problems such as leakage, etc? [] Yes [] No
Comments:
If tanks are no longer in use, have the tanks been removed? [] Yes [] No [] Unknown
Comments:

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? [] Yes [X] No [] Unknown
In the siding? [] Yes [] No [] Unknown In the roofing shingles? [] Yes [] No [] Unknown
In flooring tiles? [] Yes [] No [] Unknown Other [] Yes [] No [] Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:

Has the property been tested? [] Yes [X] No [] Unknown
If YES: Date: By:
Results: If applicable, what remedial steps were taken?
Has the property been tested since remedial steps? [] Yes [] No
Are test results available? [] Yes [] No
Comments:

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [] / []

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

YES NO UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: S&H Land Services, LLC

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information: _____

j. Heating System Age: 3 Type: Forced hot air Fuel: propane Tank Location: Right of detached garage

Owner of Tank: Palmer Gas and Oil

Annual Fuel Consumption: Unknown Price: _____ Gallons: _____

Date system was last serviced and by whom? AJ Leblanc- 2022 filters changed. Scheduled next cleaning is set for Oct 4th with AJ Leblanc.

Secondary Heat Systems: _____

Comments: _____

SELLER(S) INITIALS

SLB / DOB
09/26/23 4:42 PM EDT dotloop verified / 09/26/23 4:36 PM EDT dotloop verified

BUYER(S) INITIALS

_____/_____/_____

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k. Roof Age: 3 **Type of Roof Covering:** Asphalt shingle & metal
Moisture or leakage: none
Comments: _____

l. Foundation/Basement: **Full** **Partial** **Other:** _____ **Type:** Concrete
Moisture or leakage: None
Comments: _____

m. Chimney(s) How Many? _____ **Lined?** _____ **Last Cleaned:** _____ **Problems?** _____
Comments: Gas pipe for 2 fireplaces.

n. Plumbing Type: PVC/Pex **Age:** 3
Comments: _____

o. Domestic Hot Water: Age: 3 **Type:** gas **Gallons:** _____

p. Electrical System: # of Amps 220 **Circuit Breakers** **Fuses**
Comments: Separate panel for the detached garage.
Solar Panels: **Leased** **Owned** **If leased, explain terms of agreement:** _____
Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? **Yes** **No**
If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? **Yes** **No** **Type:** _____
Comments: _____

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) **Yes** **No** **If YES, please explain:** _____

t. Air Conditioning: Type: Central **Age:** 3 **Date Last Serviced and by whom:** Scheduled with AJ Leblanc for 7/23/23.
Comments: _____

u. Pool: Age : _____ **Heated:** **Yes** **No** **Type:** _____ **Last Date of Service:** _____
By Whom: _____

v. Generator: Portable: Yes **No** **Whole House: Yes** **No** **Kw/Size:** _____ **Last Date of Service:** 2/2022
If Portable: **Included** **Negotiable**
Comments: Whole house auto system. Test start comes on weekly on Wednesday.

w. Internet: Type Currently Used at Property: xfinity

x. Other (e.g. Alarm System, Irrigation System, etc.) Complete AV-alarm, cameras, whole home lighting system, house& yard sound system.
Comments: Irrigation system.

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS SLB / DOB
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BUYER(S) INITIALS _____ / _____

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

Driveway was sealed/crack repairs- 2022 by Bedford Sealcoating.
Backyard fence, screen house, and gas firepit table installed fall-2020. Firepit is piped to the house gas tank.
Sonos (3 landscape speaker rocks) in the backyard were added, and stone wall lighting was added in Fall-2020. Electric to screen house and fan added fall-2020.
Back yard wildflower meadow started in 2020, side of the driveway started on 5/23. Flowers include daisies, lupines, black-eyed susans, and a mixture of continuous flowers/grass blooms.
Pavers and front/side yard plantings designed & installed by Michael Therrian Landscaping-fall-2020.
Septic tank riser added for easy access-2022.
Control4 whole house automation system-includes security, lighting, sound & AV. Serviced by Complete AV.

ACKNOWLEDGEMENTS

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

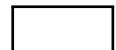
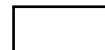
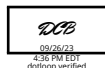
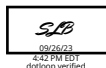
Scott L Bickford
dotloop verified
09/26/23 4:42 PM EDT
D9FV-ZVIL-LMUJ-DWPG
SELLER _____ DATE _____

Donna C. Bickford
dotloop verified
09/26/23 4:36 PM EDT
QKK0-GI08-MACK-ONMJ
SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____

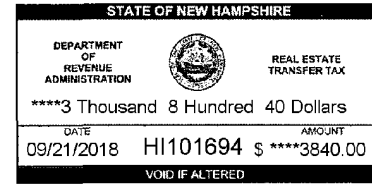
BUYER _____ DATE _____



Carmela O. Caughlin



Return to:
Donna C. Bickford
Scott L. Bickford
Lot 4-23-11 Joppa Hill Road
Bedford, NH 03110



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Carol Fournier, Trustee of the George H. Parker, Jr. Family Trust, of 421 Joppa Hill Road, Bedford, NH 03110, for consideration paid grant(s) to Donna C. Bickford and Scott L. Bickford, Wife and Husband, of 59 Bedford Center Road, Bedford, NH 03110, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land situate in the Town of Bedford, County of Hillsborough, State of New Hampshire, being Lot 4-23-11 on "Subdivision and Boundary Line Adjustment Plan Tax Map 4, Lots 23-10 & 23-12, Joppa Hill Road, Bedford, NH for George H. Parker" recorded in the Hillsborough County Registry of Deeds as Plan 26905. Reference to said plan is hereby made for a more particular description.

Subject to the restriction that this lot not be further sub-divided.

Meaning and intending to describe and convey the same premises conveyed to Carol Fournier, Trustee of the George H. Parker, Jr. Family Trust by virtue of a Fiduciary Deed from Carol Fournier, successor Trustee of the George H. Parker, Jr. Revocable Living Trust, dated 2/13/2012 and recorded in the Hillsborough County Registry of Deeds at Book 8397, Page 0868.

The undersigned trustee(s) as Trustee(s) under the **George H. Parker Jr. Family Trust** created by **George H. Parker, Jr.** as grantor under trust agreement dated **January 15, 1998**, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof. The undersigned trustee(s) further represents hereunder, that he/she has the full consent of the beneficiaries of said Trust to convey, sell and dispose of the above-referenced real property under the terms and conditions as stated in the Settlement/Closing Costs Statement of even date, also signed by said Trustee(s).

The property is not the residence of the grantor, grantor's spouse or any beneficiaries of the trust and is not subject to homestead rights.

Executed this 21st day of September, 2018.

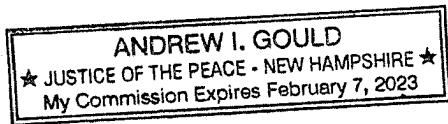
Carol Fournier
Carol Fournier, Trustee of the George H. Parker, Jr.
Family Trust

State of New Hampshire
County of Hillsborough

September 21, 2018

Then personally appeared before me on this 21st day of September, 2018, the said Carol Fournier, Trustee of the George H. Parker, Jr. Family Trust and acknowledged the foregoing to be her voluntary act and deed.

Andrew I. Gould
Notary Public/Justice of the Peace
Commission expiration:



429 JOPPA HILL RD

Location 429 JOPPA HILL RD

Mblu 4/ 23/ 11/ /

Acct#

Owner BICKFORD DONNA C & SCOTT
L

Assessment \$1,633,400

PID 374

Building Count 1

topoTopography Rolling

Utility Well, Septic

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$1,218,700	\$2,700	\$52,100	\$359,900	\$1,633,400

Owner of Record

Owner BICKFORD DONNA C & SCOTT L
Address 429 JOPPA HILL RD
BEDFORD, NH 03110

Sale Price \$256,000
Certificate
Book & Page 9111/0956
Sale Date 09/21/2018
Instrument 00
Qualified U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BICKFORD DONNA C & SCOTT L	\$256,000		9111/0956	00	09/21/2018
FOURNIER CAROL TRUSTEE	\$0		8397/0868	1F	02/15/2012
PARKER GEORGE H JR TRUSTEE	\$4,000		5895/1231	1N	03/16/1998
PARKER GEORGE H	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 2019
Living Area: 3,858

Replacement Cost: \$1,269,472

Building Percent Good: 96

Replacement Cost

Less Depreciation: \$1,218,700

Building Attributes

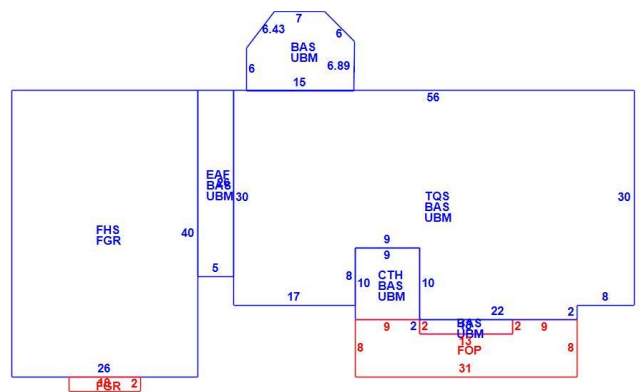
Field	Description
Style:	Colonial
Model	Residential
Grade:	Very Good +20
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/BedfordNHPhotos///0012/429%20Joppa>)

Building Layout



(ParcelSketch.ashx?pid=374&bid=391)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,047	2,047	
TQS	Three Quarter Story	1,652	1,239	
FHS	Half Story, Finished	1,040	520	
EAF	Attic, Expansion, Finished	130	52	
CTH	Cathedral Ceiling	90	0	
FGR	Garage, Framed	1,060	0	
FOP	Porch, Open	222	0	
UBM	Basement, Unfinished	2,047	0	
		8,288	3,858	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Assessed Value	Bldg #
FPL	FIREPLACE	1.00 UNITS	\$1,300	\$1,300	1
SS	SHOWER STALL	1.00 UNITS	\$1,400	\$1,400	1

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone RA
Neighborhood 85
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 3.22
Frontage 0
Depth 0
Assessed Value \$359,900

Outbuildings

Outbuildings							<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
FGR1	GARAGE-AVE			960.00 S.F.	\$41,500	\$41,500	1
FOP	SCRN HSE/OPEN			192.00 S.F.	\$10,600	\$10,600	1

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2022	\$950,400	\$2,900	\$30,900	\$201,200	\$1,185,400
2021	\$950,400	\$2,900	\$30,900	\$201,200	\$1,185,400
2020	\$589,900	\$2,100	\$27,600	\$147,600	\$767,200



Real Estate

View Bill

As of

9/28/2023

Bill Year

2023

Bill

6334

Owner

BICKFORD DONNA C & SCOTT L

Parcel ID

4-23-11

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	7/3/2023	\$10,431.52	\$10,431.52	\$0.00	\$0.00	\$0.00
TOTAL		\$10,431.52	\$10,431.52	\$0.00	\$0.00	\$0.00

Utility and Service Information

For the property located at: 429 Joppa Hill Road, Bedford NH 03110

Trash pick up provided by:
Pinard Waste-Manchester NH

Scheduled pick up:
Friday-early morning

Recycling pick up provided by:
Same

Scheduled pick up:

Fuel company: Palmer Gas Phone: 603-898-7986

Average seasonal cost: _____

Fuel tanks/location: To the right of the detached garage Size: 1000

Other fuel/company: _____ Phone: _____

Furnace service company: AJ Leblanc-Bedford Phone: 603-623-0412

A/C service company: AJ Leblanc Phone: 603-623-0412

Well service company: Skillings & Sons Phone: 603-432-3044

Septic service company: Felix Septic Phone: 603-623-7007

Irrigation service company: Green Acres Phone: 603-472-6707

Electricity provider: Eversource Phone: _____

Avg. monthly bill in summer: _____ In winter: _____

Standard thermostat setting in summer: _____ In winter: _____

Local telephone company: none Phone: _____

Cable/Satellite company: Xfinity Phone: _____

Do they provide internet service: Y N

If "No," internet provider: _____ Phone: _____

Are there any transferrable service contracts? Y N

If "Yes," attach details

Homeowner association? Y N

Contact person: _____ Phone: _____

Other information:

Joe Gauci Landscaping-weekly mowing (Thursday), snowplowing, shoveling, fall & spring cleanup, along with lawn treatments.

Complete AV-Bedford, NH: Alarm monitoring, house lighting, cameras, Sonos sound for house speakers/TVs.