

PRIME DEVELOPMENT OPPORTUNITY

*234 Eastern District Road
Danbury, New Hampshire 03230*



Offered for Sale at
\$2,300,000



Indoor Amenities:

4,937 Sq.Ft., 5 Bedroom, 4 Bath Farmhouse
72 x 240 Sq.Ft. Barn with
70 x 160 Sq.Ft. Indoor Riding Arena
14 Stalls (Expandable to 20 Stalls)
Horse Shower Stall
Tack Room
Viewing Room
Hayloft

Outdoor Amenities:

110+- Acres
3,800+- Ft. of Road Frontage
Outdoor Riding Arena
Paddocks
Run-in Stalls

Ron Talon, Associate ~ (603) 677-2182 ~ Ron@buynhhomes.net

RE/MAX Bayside

208 Daniel Webster Highway Meredith, NH 03253 ~ (603) 279-0079

604 Main Street Laconia, NH 03246 ~ (603) 527-8200

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234 Eastern District Road Danbury, NH 03230

RE/MAX is proud to offer this prime business & development opportunity which includes 110+- acres in an ideal location minutes from US Route 4 and NH Route 104. This property is just south of the Lakes Region and north of Concord. The property includes a spectacular 14 room farmhouse with 5 bedrooms and four baths plus a fourteen stall barn which is expandable to 20 stalls with an indoor riding arena. This equestrian paradise offers luxury living in the country. The main house is exquisitely updated and is in exceptional condition. So many features include a state-of-the-art country kitchen, 2 dining areas, family room, large master suite, library/reading room, large screened porch, a gym, office, greenhouse/potting room, and a stone patio with built-in grilling area. The massive barn features a horse shower stall, tack room, 1/2 bath, viewing room, office and hayloft. Established gardens surround the house while the grounds include an outdoor riding arena, paddocks, and so much more. This beautiful parcel has 1,900+- feet of paved road frontage on both sides of Eastern District Road. Engineering work is underway to develop 24—30 clustered building lots with views of nearby Ragged Mountain Ski Area, Mount Sunapee, and access to local trails.



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Zoning	Rural District
Map/Lot	Map 410/Lot 90
Acreage	110+- Acres
Parking	Ample Parking Throughout the property
Road Frontage	3,800+- Ft. on both sides of Eastern District Road
Building Square Footage	4,937+- Sq.Ft. House/72' x 240' Barn with 70' x 160' Indoor Riding Arena
Roof:	Metal/Asphalt Shingle
Construction	Wood Frame
Heat/Air Conditioning	FHW Oil/Solar/ Electric
Taxes:	\$20,478.00
Water/Sewer	Drilled Well/Septic, 1,500+ Gallon Tank,Leach Field
Foundation	Other
Exterior	Wood
Basement	Full Walkout, Concrete Floor, Exterior Access
Year Built	1930
Electrical	200 Amp/Circuit Breakers/Solar Power



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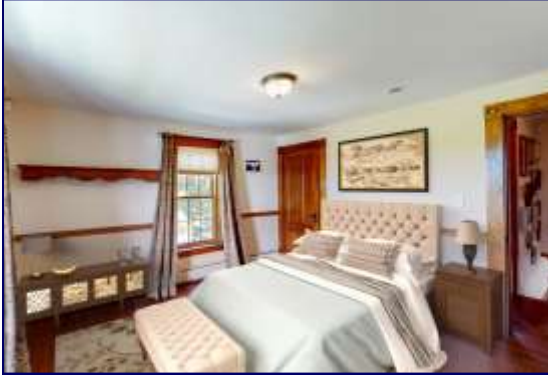
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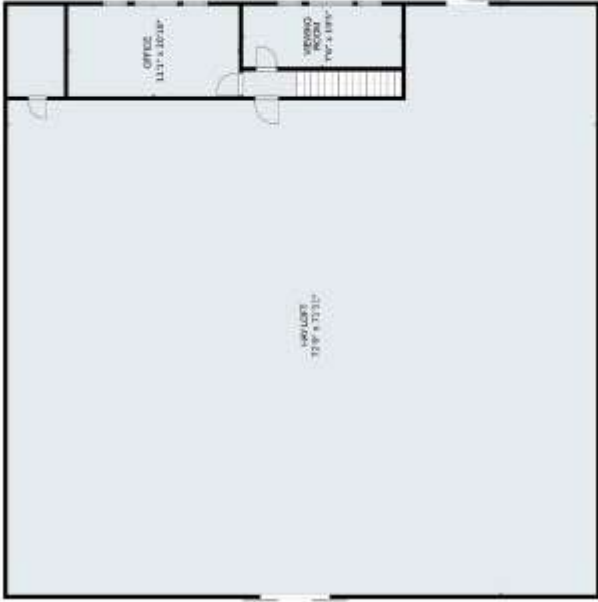
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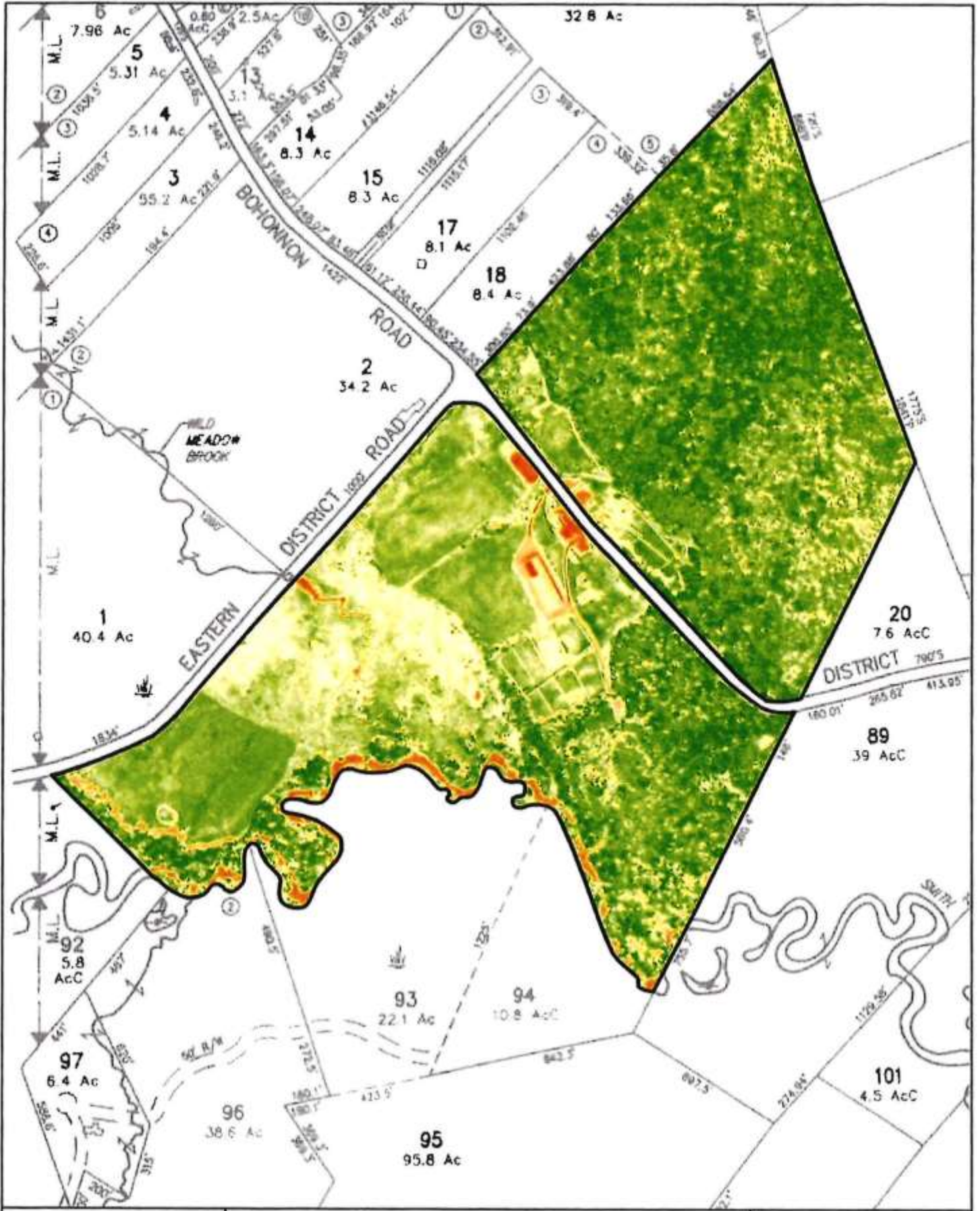
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Riding Facility Floor Plan



Tax Map



Zoning Information

ARTICLE 11. SINGLE TOWNWIDE RURAL DISTRICT & VILLAGE OVERLAY AREAS

- 11.1. **PURPOSE:** For the purpose of regulating the use of land and the location, construction, and rehabilitation of buildings and structures, the Town of Danbury is a single rural district with the following regulations and restrictions.
- 11.1.1. The boundaries between overlay areas shall be, unless otherwise shown on the official land use map and/or described herein, parcel boundary lines and the centerlines of highways, roads, streets, alleys, and waterways, or such lines extended.
- 11.1.2. A building, structure, residence, manufactured housing or presite built housing shall meet all of the area and dimensional requirements of this ordinance, except as provided by variance, special exception permit, or site plan review approval.
- 11.2. **PRINCIPAL & ACCESSORY USES:**
- 11.2.1. Only one principal non-residential structure or use shall be located on a lot; it may have accessory structures and incidental uses, in conformance with this ordinance and applicable regulations.
- 11.2.1.1 No more than two separate single-family residential buildings (one primary and one secondary, such as a guest house or "in-law cottage") may be located on one lot, but both residences must meet state and town setback, water supply, waste disposal, and all other building requirements, and the shared parcel must be demonstrated to be capable of being subdivided into two separate lots. Either or both dwellings may have accessory structures and incidental uses, in conformance with this ordinance and applicable regulations.
- 11.2.2. Two dwelling units for permanent residents shall be the maximum allowable in any one given residential building. An exception may be made through the special exception permit procedure, in accordance with Article 10 of this ordinance, for the following institutional and multi-unit residential uses, which may have more than two dwelling units per building: congregate housing for elderly people, nursing and convalescent homes, community living dwellings for persons with disabilities, and multi-unit seasonal and transient accommodations. Site plans for all such institutional and multi-unit residential uses are subject to approval by the Planning Board, exercising its subdivision and/or site plan review authority.
- 11.2.2.1. The number of dwelling units or lots in a multi-unit development or subdivision, shall not be greater than the number of units or lots that would be lawful if the parent parcel were wholly subdivided in a conventional manner. The possible number of conceptual conventional lots shall be determined with the use of Site Specific Soil Mapping; each conceptual conventional lot must meet the requirements of a buildable lot as defined in the Danbury Land Use and Zoning Ordinance and meet all other applicable requirements of the Land Use and Zoning Ordinance and Danbury Subdivision Regulations.
- 11.2.2.2. As provided by Section 20.2. for active agricultural and forestry uses, on-premises housing units for owners and/or workers are allowed throughout the town, subject to Article 7. More than two units per dwelling and more than two dwellings per parcel may be approved for active agricultural and forestry uses by special exception, as provided by Article 10.
- 11.3. **ALLOWABLE USES:**
- 11.3.1. One-family and two-family dwellings.
- 11.3.2. Accessory uses.
- 11.3.3. Seasonal and transient accommodations may be allowed by special exception, in accordance with Article 10.
- 11.3.4. Cemeteries, schools, museums, educational facilities.
- 11.3.5. Governmental uses and public utilities.
- 11.3.6. Parking facilities necessary to serve allowable uses.
- 11.3.7. Storage in existing buildings.
- 11.3.8. Agricultural and forestry uses, in conformance with Section 11.8.
- 11.3.9. Home occupations, home-based enterprises and cottage industry, in conformance with Section 11.9.
- 11.3.10. Home products and produce, and agricultural and forest products and services may be bought and sold and exposed for sale, so long as such activity conforms to the provisions of Section 7.1.
- 11.3.11. Home-based child care, as defined by RSA 672:1, V-a., as it may be amended from time to time, may be conducted in conformance with this ordinance and applicable local, state, and federal regulations.
- 11.3.12. Congregate housing for elderly people, nursing and convalescent homes, community living dwellings for persons with disabilities, and multi-unit seasonal and transient accommodations may be allowed by special exception permit, in accordance with Article 10, subject to the provisions of this ordinance and applicable local, state, and federal regulations.
- 11.3.13. Excavations may be permitted, subject to state law and local regulation.
- 11.3.14. Business, professional, technical, trades, arts and crafts, small-scale commercial, light industrial, and low-impact educational, recreational, lodging, institutional, health-care, religious uses, and tourist information centers, may be allowed by special exception permit, in accordance with Article 10., subject to the provisions of this ordinance and applicable regulations.
- 11.3.14.1. All such uses are subject to approval by the Planning Board, exercising its site plan review authority.
- 11.3.14.2. All such uses are to be located so that they will not encourage, cause, or intensify dispersed isolated or low-density development, also known as "sprawl," which is characterized by automobile dependency and may be expressed by strip shopping centers, or office or manufacturing parks.