



GILE HILL, HANOVER

CONDO FOR SALE



Property: 7 Gile Drive, #TA, Hanover, NH

Price to Buyer: \$211,000 (\$292,000 market value minus TPH Grant of \$81,000)

Bedrooms: 3 Baths: 2	Est. Sq. Footage: 1,186	Lot Size:
Style: Condo Flat (one-floor living)	Water: Town	Kitchen: 1
Age: Built in 2008	Sewer: Town	Dining: 1
Roof: Asphalt Shingles	Type of Heat/AC: Individual high-efficiency boiler; baseboard heating system. Additionally, electric split AC and heat pump.	Living: 1
Deck/Porches: Walk-out terrace	Siding: Wood	Type of Fuel: propane
Basement: none	Flooring: Premium Vinyl Plank, Marmoleum and Carpet.	Deed: Recorded in Book 3446, Page 955
Driveway: Two deeded outdoor parking spaces	Appliances: Refrigerator, range oven, and dishwasher. (Washer & dryer are not included and are available for purchase separately.)	Other: Lockable storage unit outside (approx. 8' w x 4 1/2' l x 7 1/2' h).
	Taxes: Approximately \$3500/year, based on a reduced assessment value due to resale restrictions.	Energy Features: EnergyStar kitchen appliances; on-demand hot water; LEED certified construction
		Association Fee: \$273/month for condo dues + \$10/month for TPH stewardship fee. (Includes water/sewer, snow removal and trash disposal.)

Gile Hill Condominiums is a community of rental and homeownership units on land abutting the Dartmouth Hitchcock Medical Center in a beautiful, wooded setting. The monthly fees of the Gile Hill Condominium Association allow you to sit back and relax while someone else manages the trash, snow plow and exterior maintenance.

This home is offered for sale to qualifying buyers (total household income generally between \$60,000 and \$80,600) at the time of application. Buyers with income lower than \$60,000 may qualify with savings or additional down payment. Resale conditions apply in exchange for TPH's grant, to ensure the home remains affordable to future buyers.

This home must be owned and occupied as a primary residence.

Mortgage (Principal & Interest):	\$1007*
Taxes:	\$289
Homeowners Insurance:	\$10
Condo Dues:	\$273
TPH Administrative Fee:	\$10
Total Monthly Expenses:	\$1589

*Assumes a mortgage loan of 211,000 at 4.0% for 30 years, using a TPH grant of \$81,000 and no buyer's cash. The actual mortgage amount will ultimately depend on the interest rate, loan term and loan amount.

For questions or to apply, call TPH's Homeownership Coordinator at 802-291-7000, x 102, or email info@tpitrust.org. Please also visit our website at www.tpitrust.org for more information.