



Luxury 5 Bed Home For Sale In Hanover New Hampshire USA



Informazioni sull'Agente

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Property Type:	Apartments
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 2,447,896.16

Posizione

Nazione:	United States
Stato / Regione / Provincia:	New Hampshire
Città:	Hanover
Cap:	03755-2214
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Descrizione:

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Esales Property ID: es5554909

32 Rayton Road
Hanover
New Hampshire
03755-2214
United States of America (USA)

Exclusive Dartmouth College Vicinity: A Rare Opportunity in Hanover

This exceptional property represents a genuinely rare opportunity to acquire a completely revitalized, luxury residence situated directly within the highly desirable and supply-constrained town limits of Hanover, New Hampshire. Its location is perhaps its most compelling feature: the home is just a short,



five-minute walk from the historic campus of Dartmouth College. Due to Hanover's strict zoning laws and the persistent shortage of available houses for sale or rent in this exclusive area, a property of this calibre and proximity is seldom available. This factor makes the home a particularly valuable acquisition for families with children currently attending, or planning to attend, Dartmouth College, offering unparalleled convenience and a guaranteed reduction in the logistical complexity and expense associated with off-campus housing. Beyond serving as an ideal primary residence, the strategic location and multi-functional design also position the house as a powerful investment vehicle. The combination of scarcity, high demand from the college community, and the property's premium features ensure that this residence is not just a home, but a robust and high-performing asset in the thriving Upper Valley real estate market.

2025 Renovation: Modern Luxury and High-End Infrastructure

Recently and comprehensively renovated in 2025, this luxury home has been completely gutted and rebuilt to the highest modern standards, resulting in a residence that is essentially brand-new. The exterior showcases a fresh, contemporary look with new siding, large, bright windows that flood the interior with natural light, and a durable, aesthetically pleasing stainless steel roof. Functionality and convenience have been meticulously addressed in the property's external infrastructure. A newly paved driveway extends from the front, leading all the way to the back of the house, ensuring easy access. The property boasts extensive parking capacity, featuring a large parking area both in the front and the back, complemented by a one-car garage and a dedicated carport. The outdoor living spaces further enhance the property's appeal, including a large deck—perfect for entertaining, dining, or relaxing—and an elevated balcony that offers a private outdoor retreat, allowing residents to fully enjoy the tranquil New England surroundings. This exhaustive renovation means the buyer benefits from years of maintenance-free living, with all major systems and structural elements being brand new and guaranteed to perform reliably.

Interiors Designed for Discerning Taste and Dual Living

The interior of this five-bedroom home reflects a commitment to sophisticated design and premium quality finishes. Throughout the living spaces, one finds elegant new hardwood flooring and a fresh, neutral palette provided by freshly painted interior walls. The house is structured to allow for great flexibility in living arrangements, featuring a total of eight usable rooms and benefiting from two full and functionally independent kitchens. These two brand-new kitchens, located on separate levels, are a major highlight, outfitted with high-end, professional-grade appliances from coveted luxury brands such as Sub-Zero and Wolf, appealing to serious cooks and demanding residents alike. Furthermore, the home includes three newly remodeled bathrooms, all featuring contemporary fixtures and finishes. Adding to the home's turnkey appeal, the property has been thoughtfully and tastefully decorated with museum-quality pieces from acclaimed modern artists and designers, including Herman Miller and Vitra art. The furniture, sourced from elite brands like Ligne Roset and Design Within Reach, complements the contemporary aesthetic. This high-end furniture and art package can be included as part of the sale upon request, allowing the buyer to move into a fully curated, luxury environment instantly.

Investment Potential and Flexible Accommodation

One of the most compelling aspects of this property is its inherent investment potential, driven by the high demand and rental rates associated with the Dartmouth College area. The house features five



dedicated bedrooms and a total of eight flexible rooms, which, given the college's proximity, possess exceptional income-generating capacity. Should an owner choose to lease the property, the individual rooms could command a high premium, potentially bringing in between \$1,500 and \$2,000 per room in monthly rental income. This configuration makes it an incredibly attractive option for a savvy investor looking for a high-yield asset in a stable, academically driven market, or for a family wishing to offset the cost of their children's accommodation by renting out a separate section of the property. The thoughtful design, with two separate kitchens and multiple access points, facilitates this kind of flexible or dual-living arrangement effortlessly. This luxury Hanover home, therefore, offers a unique triple benefit: a perfect, premium residence; an essential asset for a Dartmouth-affiliated family; and a top-tier, high-cash-flow investment in a market defined by scarcity and prestige.

ABOUT THE AREA

Hanover is a quintessential New England college town nestled in the scenic Upper Valley region of New Hampshire, situated on the Connecticut River, which forms the border with Vermont. The town's identity is almost entirely defined by Dartmouth College, a prestigious Ivy League research university established in 1769. Dartmouth's campus, characterized by its traditional Georgian architecture and the historic Dartmouth Green at its center, dominates the townscape and infuses the community with a vibrant academic and cultural atmosphere. The town maintains a compact, walkable downtown business district that serves both the local community and the thousands of students, faculty, and visitors associated with the college. This unique collegiate influence has led to a rich array of cultural offerings, including specialized bookstores, high-quality dining, and a dynamic arts scene that far surpasses what is typically found in a town of its modest size.

A Hub of Culture, Arts, and Natural Recreation

Beyond its academic prominence, Hanover is a significant cultural and recreational hub. The arts thrive here, largely anchored by the college's facilities that are open to the public. These include the Hopkins Center for the Arts (known as 'The Hop'), which hosts performances, film screenings, and exhibitions, and the renowned Hood Museum of Art, which maintains one of the largest and most diverse university art collections in the country, featuring works by major artists. For those inclined toward outdoor activity, the town is a crucial waypoint on the famous Appalachian Trail (AT), which runs right through the center of town, connecting to a network of local trails and nature preserves like the Mink Brook Nature Preserve. The surrounding landscape of the Upper Valley, with its rolling hills and proximity to the White Mountains, offers year-round opportunities for hiking, skiing, and other outdoor pursuits, solidifying Hanover's appeal for those who appreciate both intellectual stimulation and New England's natural beauty.

Town-Gown Relationship and Local Economy

The relationship between the town of Hanover and Dartmouth College is symbiotic and central to the local economy and social structure. The college is the largest private landowner and employer in the area, providing stability and driving commercial activity within the downtown area. The population of Hanover, which is relatively small at just over 11,000 residents, swells considerably with the student body and college staff, creating a cosmopolitan atmosphere in an otherwise rural setting. Local businesses,



ranging from classic New England diners like Lou's Restaurant & Bakery to boutique shops, cater to a sophisticated and diverse clientele. Furthermore, Hanover is also home to the U.S. Army Corps of Engineers Cold Regions Research and Engineering Laboratory, which contributes to the town's unique blend of academic, governmental, and commercial enterprises. This stable foundation allows the town to preserve its charming, historic New England feel while benefiting from world-class institutions and amenities.

Access and Nearest Airport

For travelers visiting Hanover, the region is well-served by a combination of a nearby local airport and larger regional hubs. The nearest commercial airport is the Lebanon Municipal Airport (LEB), located just across the Connecticut River in West Lebanon, New Hampshire, about 5 miles (8 kilometers) from the Dartmouth campus. LEB offers daily commuter flights, primarily connecting to major hubs like Boston (BOS) and New York (LGA). For a broader range of domestic and international flights, two major airports are commonly used: Manchester-Boston Regional Airport (MHT) in Manchester, NH, which is approximately 90 minutes south by car, and Boston Logan International Airport (BOS), which is about 2.5 hours away. Conveniently, the Dartmouth Coach bus service provides regular, direct service between the Dartmouth campus and both Boston South Station and Logan Airport, making access from the larger metropolitan areas straightforward and practical.

MAiN FEATURES:

- * 408m² of living space
- * 3561m² plot
- * 5 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of the USA
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Comune

Camere da letto:	5
Bagni:	3
Finito piedi quadrati:	408 mq
Dimensione del lotto:	3561 mq

Lease terms

Date Available:

Contact information



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