

# The Land

Seventeen Home sites have been designed around nineteen acres of protected conservation land abutting the Indian Head River in Hanover. This piece of land has been described by many of the professionals involved in the development as the most beautiful land they have ever worked on.

The Land adjacent to the Indian Head River is part of the North River Commissions Protective district. As part of the development process we worked with the Hanover Conservation Commission, the North River Commission and the Open Space Committee to establish a walking trail from Broadway to Water Street along the river. Walking this trail has the feel of being in the back woods of Maine.

The lots were engineered to provide the utmost privacy while maintaining as many trees as possible in the development. The developer secured a professional landscape architect to design the plantings at the front entry and cul-de-sacs. These areas will be maintained by the Homeowners Association. Our goal was to develop the finest subdivision in Hanover, we think that we succeeded.

If you are searching for a desirable and beautiful location to build your new home, please come and view River Path in Hanover.

*the perfect home  
environment*



## The Town

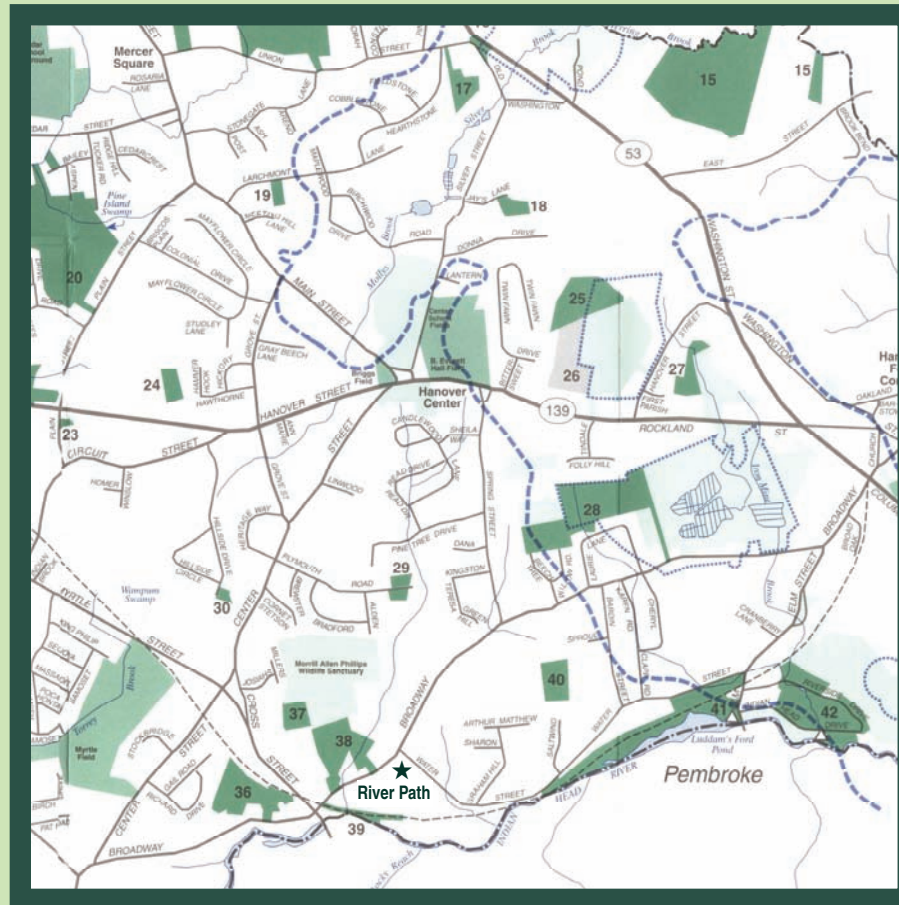
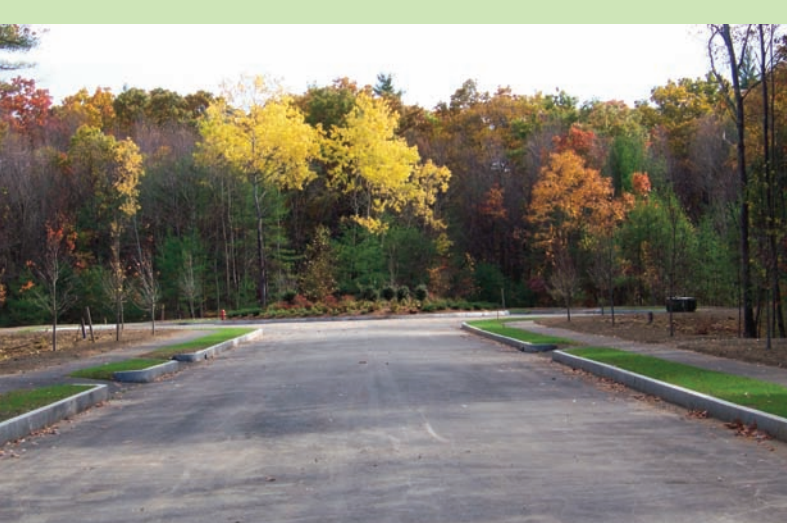
Hanover is a historic New England town located 25 miles south east of Boston. State Highway Route 3 is one of the major links to Cape Cod and Boston and provides easy access to Boston and Logan Airport. Although mostly residential, there are nearly 1,000 businesses and professional establishments in town, mostly located on Rt. 53.

Hanover was established in 1727 and still is governed by open town meeting and led by a Board of Selectmen. The town has its own Police and Fire Departments. Education is run by an elected School Committee with a full time school superintendent. The Hanover school system ranks high in both state and national levels. The median SAT score in 2006 was 1532 and over 94% of High School graduates went on to college. The median family income is \$86,835 and the 2007 tax rate is 10.63.

Today's population of nearly 14,000 still allows room for open space and woodlands, and most homeowners enjoy sizable lots, often with stone fences left over from a bygone era. Ponds, streams, and rivers, which join historic North River as it flows to the Atlantic Ocean, provide both summer and winter recreational opportunities. Hanover has managed to maintain the "country town" atmosphere over the years of residential and commercial development. In keeping with the old traditions, Hanover has several horseback riding stables and riding trails.

## The Features

- ◆ Underground Utilities
- ◆ Bay State Gas Co
- ◆ Verizon Fios Service
- ◆ Granite Curbing
- ◆ Sidewalks on Both Sides
- ◆ Two Cul-De-Sacs
- ◆ Retreat Lots
- ◆ Dramatic Entry
- ◆ Red Maple Street Trees
- ◆ Lavish Landscaping
- ◆ Town Water Service
- ◆ 19 Acres of Conservation Land
- ◆ Walking Trail
- ◆ Lots from 30,000 to 82,000 Sq. Ft
- ◆ Restrictive Covenants



**Directions:**

**From The North**

Route 3 South to exit 13 Route 53 South. Follow Route 53 approximately 4 miles to right on Broadway. At the fork go right following Broadway approximately 1 mile to left on Water St. River Path will be on your right.

**From The South**

Route 3 North to exit 12 Route 139 North to right on Route 53 North. Go left at Broadway. At the fork go right following Broadway approximately 1 mile to left on Water St. River Path will be on your right.

*The Builders*

Construction of the homes in River Path will be under the control of covenants established by the developer. Design review and building materials will be subject to meeting these high standards to protect the integrity of the development. We have selected a few established local builders to offer builder packages to construct your new home. You may also have your own builder construct your new home.



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*Rarely does a parcel of land as beautiful as this come along.*

