



DIPPOLD & DENNEHY
REAL ESTATE GROUP

PROFESSIONAL
EXPERIENCED
LOCAL MARKET EXPERTS

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SALES UPDATE - APRIL 2023

SERVING OUR CLIENTS WITH INTERGRITY AND EXCELLENCE



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REAL ESTATE SALES IN BOW - APRIL 2023

Serving the areas in and around Merrimack County.

ADDRESS	BEDROOMS / BATHS	SQUARE FOOTAGE	ACREAGE	PRICE
29 Grandview Road	2 Bedrooms 2 Baths	1566 Square feet	.53 Acres	\$330,000
4 Bow Center Road	3 Bedrooms 3 Baths	1889 Square feet	CONDO	\$408,000
11 Hunter Drive	4 Bedrooms 3 Baths	4136 Square feet	3.31 Acres	\$610,000
12 Crockett Drive	3 Bedrooms 2 Baths	2599 Square feet	2.99 Acres	\$616,000
2 Asa Drive	4 Bedrooms 3 Baths	2271 Square feet	2.92 Acres	\$742,000
507 Page Road	3 Bedrooms 3 Baths	2260 Square feet	19 Acres	\$860,000

REAL ESTATE SALES IN DUNBARTON - APRIL 2023

We are ready to help you on your next journey.

NO SALES TO REPORT

Sales Data for April 2023 provided by the NHMLS.



PROVIDING PEACE OF MIND ONE FAMILY AT A TIME!

SPECIAL OFFER FOR GRADUATES: POWER OF ATTORNEY AND ADVANCE DIRECTIVE!

Congratulations to those graduating from high school and to their parents!

Parents, your child has reached a milestone, you celebrated your child's 18th birthday in the last year (perhaps over the summer), and recently celebrated another milestone, their graduation from high school. Now your **Adult Child** will go out to the world to start a new career, serve in a branch of our great military, attend trade school, or head off to college (maybe even move out of the house).

What you have not thought about is the fact that as parents you no longer have any legal rights over your Adult Child's affairs. This may lead to issues for you if your Adult Child should become incapacitated in one manner or another, or if your Adult Child would like your help in any aspect of his/her life. Let me provide you with one real-life example:

HEALTH CARE EMERGENCY: Clients of mine came to me years ago and were clearly distraught over their situation. Their son was attending college in New York City and their son's roommate called to inform them that their son was in the hospital and was deathly sick. They reached out to the hospital to inquire regarding their son's circumstances to which the hospital responded, "Do you have power of attorney or an advanced directive from your son?" My clients informed them that they did not, however, they are the parents, surely, they must be able to ask questions about their sick son. The response from the hospital was that since their son was 18 years old, an adult in the eyes of the law, and that they did not have any documentation showing they had authority regarding their sons' affairs, they would not be able to share their adult son's information, over the phone or in person. My client's take away was that they were "nobody" for the purposes of their

son's affairs. Unfortunately for my clients, I had to inform them the hospital was legally correct, parents do not have any legal rights regarding their Adult Child's affairs. They were not informed regarding his condition nor able to make any decisions regarding treatment, as the hospital implied, they were powerless.

In the June 2022 article (similar to this one) I provided a couple other examples, however, you don't need them as you can imagine many scenarios on your own.

The scenario above, and so many others, illustrate the fact that once your Adult Child turns eighteen years of age and you are now without authority over his/her affairs, you might as well be nobody (and no one wants to be a nobody). Fortunately, the law has an answer to this problem. If you have read my previous articles you are already aware of the fact that if your Adult Child would like to provide you with authority over his/her affairs should he/she become incapacitated, or even if he/she is perfectly healthy but would not mind your help from time to time to assist in the management of some aspect of their lives, then there are two documents that your Adult Child can establish providing you (or someone else) with authority to do so. A **Medical Advance Directive**, which allows the nominated person to make healthcare decisions, and the **Durable Power of Attorney** for most all other affairs, in the event of your Adult Child's incapacity or wish for your assistance (they really do want your help).

I would encourage you to have a conversation with your Adult Child before they head out into the world regarding this topic (believe it or not, they may not think of doing so on their own).

SPECIAL OFFER FOR GRADUATES: If your Adult Child would like to provide you, or someone else they trust, with the authority provided under these legal instruments, then please encourage them to email us at staff@kinirylawfirm.com to inquire about our highly discounted fee for new graduates and to get the conversation moving forward.

KINIRY LAW FIRM, PLLC

- ESTATE PLANNING • ELDER LAW • PROBATE LAW
- SPECIAL NEEDS TRUSTS • VETERANS PENSION • GUARDIANSHIPS

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