



***WELCOME HOME***  
***130A Brookline St, Pepperell, MA***  
***\$369,900***



*Marketed exclusively by:*

*Karen Earnest  
Re/Max Prestige  
Groton, MA  
978 618 2254  
[www.earnestteam.com](http://www.earnestteam.com)*

## PROPERTY INFORMATION:

*Approximate Living Area:* 2740 sq. ft  
*Lot size:* 4.1 acres  
*Garage:* 2 car under  
*Bedrooms:* 3  
*Bathrooms:* 2 1/2  
*Fireplaces:* 1



### Dimensions:

<i>Living Room:</i>	<i>11x17</i>	<i>Hard Wood Floor, Fireplace</i>
<i>Dining Room:</i>	<i>17x14</i>	<i>Hard Wood Floor; Overlook to 1st floor</i>
<i>Family Room:</i>	<i>14x24</i>	<i>Media Room/Family Room—carpet (media equip. excluded but negotiable)</i>
<i>Kitchen Eating area:</i>		<i>Tile Floor, slider to deck</i>
<i>Kitchen:</i>	<i>25x12</i>	<i>Tile floor; Custom cabinets, island with breakfast bar</i>
<i>Solarium:</i>	<i>22x11</i>	<i>Tile floor, two story, water planter feature</i>
<i>Master bedroom:</i>	<i>14x14</i>	<i>Carpet, cathedral ceiling, walk-in closet</i>
<i>Bedroom 2:</i>	<i>12x13</i>	<i>Carpet, 1st floor</i>
<i>Bedroom 3:</i>	<i>9x14</i>	<i>Carpet</i>
<i>Master Bath:</i>		<i>Tile Floor, linen closet, whirlpool tub with separate shower, bidet, window planter</i>
<i>1st Floor Full Bath:</i>		<i>Tile Floor; tub/shower combination, pedestal sink, linen closet, laundry shoot</i>
<i>2nd floor Half bath:</i>		<i>Tile Floor</i>
<i>Laundry:</i>		<i>Basement</i>

### EXCLUSIONS:

*Assessed:* \$346,900  
*Tax:* \$4554 Year: 2011  
*Book:* 23278; page: 546  
*Well water and Septic—passed Title V*  
*Propane heat in new addition—Geo Thermal heat and A/C*

*Media equipment (tv screen, projector, speakers), washer/dryer, yard art pieces*



## *1st Floor + Media Room*



## 2nd Floor



## *Special Features:*

- Geo Thermal heating and A/C*
- New two story addition 1998*
- Propane heat in new addition*
- White Marble fireplace with heatilator*
- Radon mitigation system*
- Water treatment system*
- Plumbed for central vacuum*
- Media Room is double sheet-rocked for quiet*
- Skylights*
- Kitchen:*
  - recessed lighting*
  - eating area*
  - pantry*
  - prep sink in island*
  - breakfast bar*
  - new dishwasher*
  - new oven –1998*
  - new refrigerator-2011*
  - gas cooktop*

