



**Re/Max Prestige**

Each office Independently Owned and Operated



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**Agency Disclosure**

All Brokers/Salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

All information supplied by owners. No attempt has been made to verify same. Sales offerings are made subject to errors, omissions, change of price, prior sale or withdrawal

**STYLE: Cape    AGE: 15 years    SQ.FT.: 3592    PRICE: \$629,900**  
**ROOMS 10    BEDROOMS: 5    BATHS: 3.5    LOT SIZE: 103,334+/-**

**Groton, MA**



*Exquisite expanded cape built by Richard Egan. Enjoy the peaceful tranquility of a home nestled in the woods abutting conservation land. This home features a 6 bedroom septic for future expansion, 5 bedrooms, 3.5 baths, a lovely 1st floor master with master bath, tons of closet space, large formal rooms with a FR that expands to the outdoors via an oversized screened porch overlooking the private backyard. The in-law/teen suite offers a full kitchen, bedroom, full bath and FR with two large skylights, entrance to the outside or 2nd floor. Two car garage and full walkout basement. A home with space for everyone...A rare find!!!*



STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
Exterior: Clapboard Roof: Asphalt Shingle Floors: Hdwd, tile, vinyl & ww Fireplace: one Screened Porch Garage: two, attached Driveway: paved	Living Room: 12x16 Dining Room: 13x14 Kitchen: 25x13 Family Room: 24x16 Master Bdrm: 18x15 Bedroom #2: 17x15 Bedroom #3: 16x12 Bedroom #4: 14x12 Baths: 3.5 Basement: full In-law/Bonus suite: FR 24x16 Kitchen 17x11 Bedroom 5 11x15	Stove: electric Dishwasher: yes Refrigerator: no  Electric: 200 amp	Heat: FHA Fuel: oil Central Air 3 Zones A/C/heat Water: private Hot Water: oil Sewage: private Schools: Groton-Dunstable	Zoning: residential Assmt: \$611,100 Taxes: \$8750 Fiscal: 2009 Legal: Book 49754 Page 121

**DIRECTIONS**

**Exclusions:** Refrigerators, washer,dryer, island in kitchen is not built-in, hutch in DR is not built-in



# GROTON

LARGE EXPANDED KITCHEN



FAMILY ROOM



LIVING ROOM



DINING ROOM



MASTER BEDROOM



BEDROOMS 2 & 3



BEDROOM 4



IN-LAW/TEEN SUITE





## Groton, MA

### **SPECIAL FEATURES :**

- **HARDWOOD FLOORS IN DINING ROOM, FAMILY ROOM AND LIVING ROOM, BEDROOMS (EXCEPT IN-LAW**
- **FRENCH DOORS FROM FAMILY ROOM TO OVER SIZED SCREENED PORCH**
- **1ST FLOOR LAUNDRY**
- **FRENCH DOORS FROM FOYER TO FORMAL LIVING ROOM**
- **FRENCH DOORS FROM KITCHEN TO FORMAL DINING ROOM AND LIVING ROOM**
- **LARGE EAT-IN KITCHEN**
- **FULL WALK-OUT BASEMENT WITH 3 DAYLIGHT WINDOWS**
- **TWO CAR ATTACHED GARAGE**
- **CENTRAL VAC**
- **DUAL ENTRANCE TO BASEMENT FROM INSIDE HOME AS WELL AS FROM GARAGE**
- **BAY WINDOW IN FORMAL DINING ROOM**
- **LARGE 1ST FLOOR MASTER BEDROOM**
- **MASTER BATH WITH WHIRLPOOL TUB AND SEPARATE SHOWER**
- **LEVEL LOT**
- **FULL IN-LAW SUITE WITH FAMILY ROOM, KITCHEN, BATH AND BEDROOM**
- **IN-LAW CAN BE USED AS A MEDIA ROOM, GUEST SUITE, OFFICE-UNLIMITED POSSIBILITIES!**
- **IN-LAW FAMILY ROOM HAS TWO SKYLIGHTS**
- **EXTERIOR ENTRANCE TO IN-LAW SUITE AS WELL AS ACCESIBLE FROM 2ND FLOOR**
- **3 ZONE HEAT AND A/C-FORCED HOT AIR HEATING SYSTEM**
- **BURNHAM CAST IRON FHA SYSTEM**
- **FRIOTT WATER FILTRATION SYSTEM**
- **RADON MITIGATION SYSTEM INSTALLED**
- **ANDERSEN TILT-IN WINDOWS**
- **LOVELY FARMERS PORCH**
- **FLUSHMATE TANK SYSTEM ON TOILETS**

**EXCLUSIONS: WASHER/DRYER/REFRIGERATOR/ISLAND IN KITCHEN IS NOT BUILT-IN, HUTCH IN DINING ROOM IS NOT BUILT-IN**

*Marketed by Karen Earnest, ABR, SRES  
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