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3 Bedroom Beauty, Townsend, MA



STYLE: GAMBREL **AGE:** 8 **SQ.FT.:** 2982 **PRICE:** 379,900
ROOMS: 10 **BEDROOMS:** 3 **BATHS:** 2.5 **LOT SIZE:** 143312+/-

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

Beautiful 4 bedroom gambrel colonial. Surrounded by trees with a very large backyard to enjoy summer activities. Two additional rooms in lower level are included in the sq. ftg total. Uniquely designed entrance provides a split entry with the lower level rooms only a few steps down from the main entry. Above ground pool and gazebo, formal LR and DR, indoor hot tub, lovely large kitchen.



STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
Color: tan Exterior: Vinyl Floors: Hdwd, tile, vinyl &ww Fireplace: one Deck Gazebo Above Ground Pool Garage: two Driveway: paved	Living Room: 13x15 Dining Room: 13x15 Kitchen: 26x13 Family Room-B 13x15 Master Bdrm: 15x16 Bedroom #2: 12x15 Bedroom #3: 12x15 Baths: 2 1/2 Playroom: (B) 13x13 Office: 6x7 Sunroom: 13x13 Basement: full—two finished rooms	Stove: electric Dishwasher: yes Refrigerator: yes A/C: yes Microwave: yes Electric: 200 amp Central Vacuum	Heat: FHA Fuel: oil Hot water—oil Water: well—radon mitigation system installed Radon Mitigation System installed for air as well Sewage: private Schools: Townsend	Zoning: residential Assmt: \$390,200 Taxes: \$4866 Fiscal: 2007 Legal: Book 35306 Page: 47

DIRECTIONS Fitchburg Rd (Rte 13) to Tyler Rd
TITLE V COMPLETED





LARGE FRONT TO BACK LIVING ROOM



FORMAL DINING ROOM



LARGE KITCHEN



INDOOR HOT TUB



MASTER BEDROOM

UPSTAIRS FOYER





SPECIAL FEATURES:

Living Room:

- Carpet
- Gas Fireplace
- Wired for surround sound
- Wall Sconces

Dining Room:

- Wide Hardwood Floors
- Built in hutch

Office/Study:

- Carpet

Family Room: (Lower Level)

- Carpet

Kitchen:

- Tile flooring
- Island with Breakfast Bar
- Separate eating area overlooking lovely backyard

Master Bedroom:

- Carpet
- Walk-in closet
- Master bath with pocket door, vinyl floor, linen closet, tub/shower combination

Additional features:

- Central Vacuum
- Gazebo
- Above Ground Pool
- Central AC
- Sprinkler system—front, sides and rear yard near pool
- Cable—master, 2 downstairs, office, and all bedrooms
- Center ceiling lights in bedrooms
- Swingset

*Marketed by Karen Earnest, ABR, SRES
Re/Max Colonial
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