



198 Duck Pond Dr. , Groton, MA

Re/Max Colonial

Each office Independently Owned and Operated



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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: COLONIAL    AGE: 10    SQ.FT.: 4389    PRICE: \$765,000  
ROOMS 12    BEDROOMS:5    BATHS: 3.5    LOT SIZE: 117462+/-

*Welcome to this beautiful home full of upgrades and custom features. Enjoy the private setting while being close to shopping and major routes for commuting. Start your morning relaxing on the screened porch overlooking the plush backyard. The kitchen includes cherry cabinets, granite and corian countertops, breakfast island, double ovens, 2 dishwashers, trash compactor and propane cook top as well as separate wet bar. Moving through this welcoming home you will find 4 large bedrooms plus an office/media room that can serve as an au-pair/inlaw. The finished 3rd floor can serve as a teenage retreat or private guest quarters with a bedroom, bath and office/tv room. Quality construction is apparent as you walk through this lovely home.*



STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
Color: Gray Exterior: Clapboard Roof: Asphalt Shingle Floors: Hdwd, tile & w/w Fireplace: one- gas Deck Screened porch Garage: three Driveway: paved Sprinkler system Central Vacuum	Living Room: 16x14 Dining Room: 13x15 Kitchen: 23x13 Family Room: 21x15 Master Bdrm: 17x13 Bedroom #2: 13x11 Bedroom #3: 13x11 Bedroom #4: 13x12 5th bdrm 20x12 2nd flr offc: 14x13 Game room: 14x18 3rd flr offc: 13x17 Baths: 3 1/2 Basement: full Walkup 3rd floor	Cooktop: propane gas Double ovens Dishwasher: two Wet bar Refrigerator: no Electric: 200 amp	Heat: FHA (Hydro Air) 3 units/4 zones Fuel: oil Central Air- 3 units/4 zones Water: public Sewage: private Schools: Groton-Dunstable	Zoning: residential Assmt: \$733,300 Taxes: \$10,500 Fiscal: 2009 Legal: Book 30412 Page 110

**DIRECTIONS** Rte. 119 to Whiley Rd to Duck Pond  
**Exclusions:** Refrigerator, washer, dryer (negotiable)



# 198 DUCK POND DR, GROTON

**Gourmet Kitchen featuring granite and corian  
Countertops, two dishwashers, wet bar, gas cooktop  
and double ovens**



**FOYER TO LIVING ROOM**

**FAMILY ROOM**



**LARGE FORMAL DINING  
ROOM**



**SCREENED PORCH**



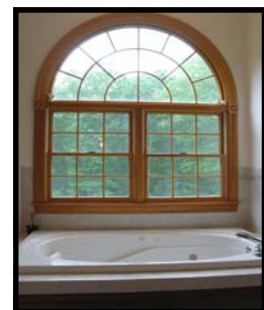
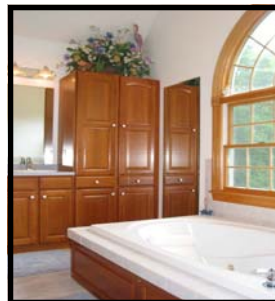
**MASTER BEDROOM**



**INCREDIBLE PRIVATE BACKYARD**



**MASTER BATH WITH  
WHIRLPOOL TUB**





## 198 DUCK POND DR. – Groton, MA

### SPECIAL FEATURES:

- CORIAN COUNTERTOPS WITH CHERRY CABINETS
- BREAKFAST ISLAND WITH GRANITE
- 5 BURNER PROPANE GAS COOK TOP WITH EXTERIOR VENTING
- DOUBLE JENN AIR DOUBLE OVENS WITH CONVECTION
- TRASH COMPACTOR
- TWO DISHWASHERS
- WET BAR
- TILE BACKSPLASH
- HARDWOOD FLOORS IN LIVING ROOM, DINING ROOM, FOYER AND FAMILY ROOM
- TILE FLOORING IN KITCHEN AND MUDROOM
- TILE BATHS/LAUNDRY ROOM
- MASONRY GAS FIREPLACE
- ANDERSEN WINDOWS
- 1000 GALLON UNDERGROUND PROPANE TANK
- 6 ZONE SPRINKLER SYSTEM
- 3 CAR ATTACHED GARAGE
- MAHOGHANY DECK
- ENCLOSED SCREENED PORCH
- CENTRAL VACUUM
- SECURITY AND FIRE ALARM
- 3 UNIT/4ZONE HEATING AND A/C
- HYDRO-AIR HEATING SYSTEM
- OIL HEAT
- 35 KW “WHOLE HOUSE” COMMERCIAL KOHLER GENERATOR
- EXTRA-WIDE DRIVEWAY: PARKING FOR 10 OR MORE CARS
- 12 x 14 REED’S FERRY PREMIUM WOOD SHED
- EXTERIOR LANDSCAPE LIGHTING
- GARAGE DOOR OPENERS
- HEATED WHIRLPOOL TUB IN MASTER BATH
- 5” WDE, CLEAR PINE TRIM
- SOLID WOOD DOORS
- WALK-IN CEDAR CLOSET
- INTERIOR FRENCH DOORS
- DRESSING AREA IN MASTER SUITE
- 4-ROOM AUDIO SYSTEM
- BASEMENT SINK
- CUSTOM BUILT-IN SHELVING, MANY BUILT-INS
- STRUCTURED WIRING: CABLE, NETWORK, TELEPHONE WIRING IN EVERY ROOM
- FULL 2ND FLOOR LAUNDRY ROOM
- CUSTOM HUNTER DOUGLAS BLINDS ON ALL BEDROOM WINDOWS
- 3RD FLOOR SKYLIGHTS, FULL BATH AND DORMERS
- LESS THAN ONE MILE TO SHAWS– CLOSE TO 495 FOR EASY COMMUTE

**EXCLUSIONS: WASHER/DRYER/REFRIGERATOR  
(NEGOTIABLE)**

*Marketed by Karen Earnest, ABR, SRES  
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