



Groton, MA

Re/Max Colonial

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.

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STYLE: CAPE AGE: 20 SQ.FT.: 3178 Price: \$524,500
 ROOMS 11 BEDROOMS: 4+ BATHS: 3 full/2 half LOT SIZE: 41554+/-

Craven built expanded cape with 2x6 construction in Crosswinds subdivision. Two detailed fireplaces; exquisite custom interior painting; 4th bedroom can double as an aupair/inlaw suite or media room; back staircase to 2nd floor; 3 full and 2 half baths; uniquely finished basement with game room, den, craft room as well as full bath. Enjoy spring and summer activities with a fun filled backyard featuring 8 person hot tub and inground pool. California closets add to the many amenities of this lovely home.

STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/
Color: Blue Exterior: Clapboard Roof: Asphalt Shingle Floors: Hdwd, tile & ww Fireplace: two Deck Screened porch Hot tub Pool house Storage shed Electric dog fence Fenced backyard Irrigation system Security system Garage: two Driveway: paved	Living Room: 24x12 Dining Room: 13x15 Kitchen: 23x13 Family Room: 18x14 Master Bdrm: 20x17 Bedroom #2: 13x13 Bedroom #3: 13x11 Bedroom #4: 22x19 Bsmt Game Rm 25x12 Bsmt Den: 15x12 Bsmt Craft Rm: 16x14 Baths: 3 full/2 half Basement: partially fin.	Electric range Dishwasher Trash compactor A/C: wall units Electric: 200 amp	Heat: HWB Fuel: oil Water: town Hot Water: oil Sewage: private Schools: Groton-Dunstable	Zoning: residential Assmt: \$472,300 Taxes: \$6692 Fiscal: 2009 Legal: Book 37499 Page 173

DIRECTIONS Rte. 119 to Townsend Rd to Crosswinds to Spaulding

Exclusions: washer, dryer, refrigerator; surround sound speakers



KITCHEN



FORMAL LIVING ROOM



MASTER BEDROOM



SCREENED PORCH



FAMILY ROOM with Built-ins



FORMAL DINING ROOM



MASTER BATH





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SPECIAL FEATURES AND UPGRADES:

Kitchen:

- Tile backsplash
- under cabinet lighting
- added triple windows over stove
- French doors to 20x40 screened porch
- Large eating area
- breakfast bar
- Tile flooring

Formal Living Room:

- Noted Craven oversized fireplace
- Crown molding
- Chair rail
- wall to wall carpet

Dining Room:

- Crown molding
- Chair rail
- Hardwood floor

Family Room:

- Hardwood floor
- Built-in bookcase
- Fireplace
- Chair rail
- Detailed molding under chair rail
- Stairs off FR to game room/ bnus/aupair/4th bedroom

Master Bedroom:

- California designed walk in closet
- wall to wall carpet

Master Bath:

- Tile floor
- Whirlpool tub
- separate shower
- beautiful hand painted mural

Basement:

- Berber carpet
- 3/4 bath
- Game room
- sep. bedroom/den
- craft room with ample cabinets
- wet bar

Interior:

- custom painting throughout the rooms by private painter
- Woodwork detailing well known by Craven Builders
- solar tubes from roof to hallway & master on 2nd floor for natural lighting
- California closet systems in most rooms
- Security System

Exterior:

- Irrigation system
- 18x38 In ground pool
- Pool house
- storage shed
- Screened porch
- 2x6 construction
- 8 person Hot tub
- dog electric fence
- fenced in back yard