



Groton, MA

Re/Max Prestige
Each office Independently Owned and Operated



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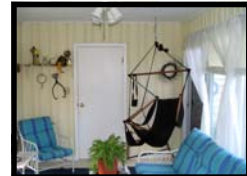
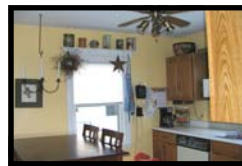
STYLE: CAPE **BUILT:** 1935 **SQ.FT.:** 1101 **Price:** \$305,000
ROOMS 6 **BEDROOMS:** 4 **BATHS** 1 **Lot:** 29,620 sq. ft

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,

Adorable cape nicely decorated and well maintained. Hardwood flooring throughout, 2 car garage with breeze-way/screened porch. Lots of mature landscaping front and back. New roof 11 years ago, newly stained 2006, 2 bedrooms on 1st floor, 2 bedrooms up (4th bedroom unheated). New septic system escrowed at closing. Approved septic design in hand



STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
Color: Tan Exterior: Clapboard Floors: tile, hardwood, vinyl Fireplace: pellet stove Patio, Deck Garage: two Driveway: paved	Living Room: 15x16 Kitchen: 10x13 Master Bdrm: 12x11 Bedroom #2: 10x11 Bedroom #3: 14x12 Bedroom #4: 14x13 Baths: 1 Laundry: basement	Stove Dishwasher	Heat: HWB Fuel: oil Water: public Hot Water: oil Sewage: private Schools: Groton-Dunstable	Assmt: \$265,500 Taxes: \$3801 Fiscal: 2009

Exclusions: all window treatments and hardware; shutter shelf & brackets in Kit; candleabra over table, W/D, refrigerator

