



# Ayer, MA

Re/Max Colonial

Each office Independently Owned and Operated



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**STYLE: COLONIAL    AGE: 2    SQ.FT.: 2775    Price: \$509,900**  
**ROOMS 8    BEDROOMS: 4    BATHS: 2.5    LOT SIZE: 20,038 sq. ft**

*Exquisite two year young 4 bedroom colonial in Pond View Estates. This lovely home features an extensive list of upgrades including mahogany deck, stainless appliances, maple kitchen cabinets, granite countertops, maple hardwood floors, a "bubble" tub in the family bath, whirlpool in the master bath and cherry cabinetry in the baths. See page 3 for list of upgrades and amenities.*



STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
<b>Color: Tan</b> <b>Exterior: Vinyl</b> <b>Roof: Asphalt Shingle</b> <b>Floors: Hdwd, tile &amp; ww</b> <b>Fireplace: one, gas</b> <b>Deck -Mahogany</b> <b>Garage: Two</b> <b>Driveway: paved</b>	<b>Living Room: 13x13</b> <b>Dining Room: 13x12</b> <b>Kitchen: 11x13</b> <b>Family Room: 21x21</b> <b>Master Bdrm: 23x17</b> <b>Bedroom #2: 13x12</b> <b>Bedroom #3: 11x11</b> <b>Bedroom #4: 11x12</b> <b>Baths: 2 1/2</b>  <b>Basement: full</b>	<b>Range: gas</b> <b>Dishwasher: yes</b>	<b>Heat: FHA</b> <b>Fuel: gas</b> <b>Central Air</b> <b>Water: public</b> <b>Hot Water: gas</b> <b>Sewage: public</b> <b>Schools:</b> <b>Ayer Public</b> <b>Electric: 200 amp</b>	<b>Zoning: residential</b> <b>Assmt: \$490,300</b> <b>Taxes: \$4824</b> <b>Fiscal: 2008</b> <b>Legal: Book 48688</b> <b>Page 409</b>

**Exclusions:** Refrigerator, washer, dryer



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**GOURMET KITCHEN FEATURING STAINLESS APPLIANCES, GRANITE COUNTERTOPS, MAPLE CABINETS AND ISLAND WITH BREAKFAST BAR**



**FAMILY ROOM**



**LIVING ROOM**



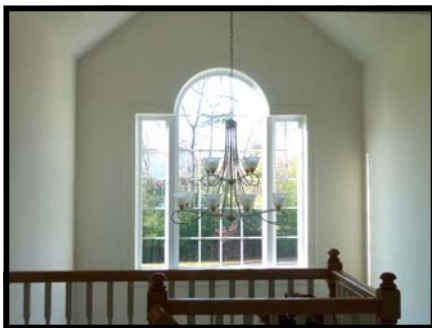
**LARGE FORMAL DINING ROOM**



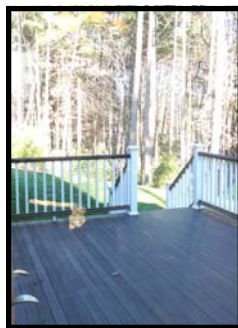
**MASTER BEDROOM**



**BEDROOM**



**BEDROOM**



**MASTER BATH**





# AYER, MA

## SPECIAL FEATURES AND UPGRADES:

### Interior:

- Laundry room on 2nd floor
- Transoms dining, living, foyer
- Rosettes on window trim, 7 door casings
- Raised tile hearth
- Fireplace blower
- 2 zone heat/AC on damper system
- Security system
- Security system for basement
- Family room speaker wire rough ins
- 3 additional electrical outlets in basement

### Exterior:

- Double walk out basement door
- 1/2 round window over center triple in master
- Palladian window in foyer w/flankers
- Atrium door to deck (wood in/vinyl out)
- Irrigation system
- Raised sills in basement
- Mahogany decking and rails
- Mahogany front porch and rails
- Additional lighting on deck
- Upgraded light post in front yard
- Garage door glass style upgrade
- Custom color shutters (paintable)

### Doors & Hardware:

- Upgraded front door
- Interior doors upgraded to 3 panel
- 4 bedroom, all bath and laundry room doors solid core
- Interior door handles
- Breakfast area atrium door hinges brushed nickel

### Interior Lighting:

- Foyer and dining fixture upgrade
- Additional recessed lighting in den/kitchen
- Under cabinet lighting in kitchen
- Extra pendant light over island
- Dimmers on all recessed lighting, foyer & dining room fixtures
- Lighting installed in closet in bedroom #2
- Lighting fixture upgrade in all bathrooms
- Light installed in family bath shower
- Decora switches

### Kitchen:

- Natural Maple cabinet upgrade w/crown molding & rope trim
- Custom designed island with additional storage
- “Closers” on drawers
- Upgraded door hardware
- Granite countertop (dupont edge)
- Upgraded appliances
- Upgrade to stainless sink
- Tumbled marble tile in kitchen window

### Flooring:

- Calhoun Rustic Maple Wood Flooring 1st Flr
- Maple upgrade 2nd floor hall & rails
- Maple upgrade to stair treads
- Carpet upgrades in all bedrooms
- Ceramic Tile in mud room & 1/2 bath
- All tile installed on diagonal  
(mud room, laundry & all baths)

### Bath Upgrades:

- Upgrade vanity tops in family & master baths
- Manchester Cherry cabinets-2nd floor baths
- Manchester Cherry tub surround—Master
- Brushed nickel shower upgrade in Master
- Tile in family bath
- Built in shower shelf in family bath
- Hand held shower spray in family bath
- Bubble tub in family bath