



Re/Max Colonial

Each office Independently Owned and Operated



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Ayer, MA



STYLE: COLONIAL AGE: 2 SQ.FT.: 2775 Price: \$525,000
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
Color: Tan Exterior: Vinyl Roof: Asphalt Shingle Floors: Hdwd, tile &ww Fireplace: one, gas Deck -Mahogany Garage: Two Driveway: paved	Living Room: 13x13 Dining Room: 13x12 Kitchen: 11x13 Family Room: 21x21 Master Bdrm: 23x17 Bedroom #2: 13x12 Bedroom #3: 11x11 Bedroom #4: 11x12 Baths: 2 1/2 Basement: full	Range: gas Dishwasher: yes	Heat: FHA Fuel: gas Central Air Water: public Hot Water: gas Sewage: public Schools: Ayer Public Electric: 200 amp	Zoning: residential Assmt: \$490,300 Taxes: \$4824 Fiscal: 2008 Legal: Book 48688 Page 409

Exclusions: Refrigerator, washer,dryer



AYER, MA

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



FAMILY ROOM



LIVING ROOM



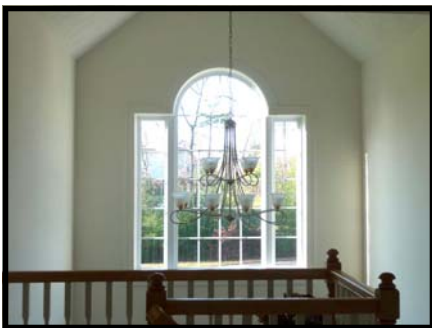
LARGE FORMAL DINING ROOM



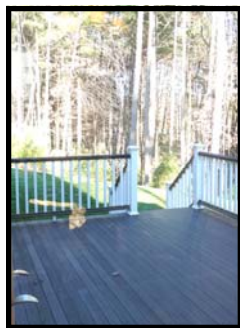
MASTER BEDROOM



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