



40 Wallace Rd, Groton, MA



Re/Max Prestige
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.

STYLE: Cape AGE: 23 SQ.FT.: 1778 Price: \$320,000

ROOMS 7 BEDROOMS: 4 BATHS 2 LOT SIZE: 66646 sq/ft

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

Lovely cape neutrally decorated and meticulously maintained. First floor allows for an office, bedroom, full bath, family room and kitchen with dining area. 2nd floor has 3 spacious bedrooms. Established cul-de-sac neighborhood allows for plenty of privacy yet close to main routes. Large walkout basement for expansion possibilities. Title V in hand.

STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
Exterior: vinyl Roof: Asphalt Shingle Floors: Hdwd, vinyl, carpet Fireplace: wood Modular construction	Family Room: 12x17 Dining Room: 12x10 Kitchen: 10x12 Master Bdrm: 19x11 Bedroom #2: 11x12 Bedroom #3: 11x12 1st flr bdrm: 12x10 Office: 12x10 Baths: 2 Walkout basement Laundry—basement	Range Dishwasher	Heat: HWB Fuel: oil (2 zones) Water: well Sewage: Septic Schools: Groton-Dunstable	Zoning: residential Assmt: 341.600 Taxes: \$4774 Fiscal: 2009 Legal: Book 44281 Page: 077

DIRECTIONS Rte 119 to Shirley Rd to Wallace Rd just pass Throne Hill



40 Wallace Rd—Groton

KITCHEN



FAMILY ROOM



FAMILY ROOM



1ST FLOOR OFFICE

