



DREAM HOME!

Spectacular custom built colonial nestled among soaring trees. This wonderful find has all there is to offer today's buyer! Special arched doorways represent a signature from this custom builder with 13 points representing the original 13 colonies. Built-ins abound in the Living Room/Office located off the main foyer and in the large Formal Dining Room there is a beautiful built-in, lighted curio. The incredible Great Room, located off the kitchen, is a space to be enjoyed by all! In addition to ample room for a TV viewing area, there is space for a pool table and bar. The 1/2 bath off this great room makes it complete. Enjoy the 4 season sunroom that offers a gas fireplace and overlooks the private back yard. Four bedrooms, 3.5 baths, 3rd floor, separate den/playroom on 1st floor complete this lovely home loaded with extras!



CONTACT



RE/MAX Prestige

Karen K Earnest

A.B.R.; S.R.E.S.

978-618-2254 (Cellular)

978-448-8288 (Office)

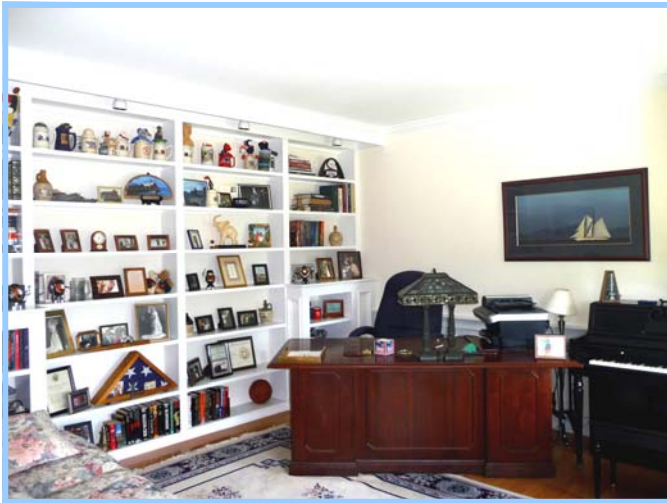
karen@earnestteam.com

www.earnestteam.com



Each Office Independently Owned and Operated.

*50 HOYTS WHARF RD.
GROTON, MA*



LIVING ROOM/OFFICE



GREAT ROOM



1ST FLOOR DEN/PLAYROOM



LARGE INVITING KITCHEN



4 SEASON SUNROOM/GAS FIREPLACE



GREAT ROOM TV AREA

*50 HOYTS WHARF RD.
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MASTER BEDROOM



BEDROOM 2



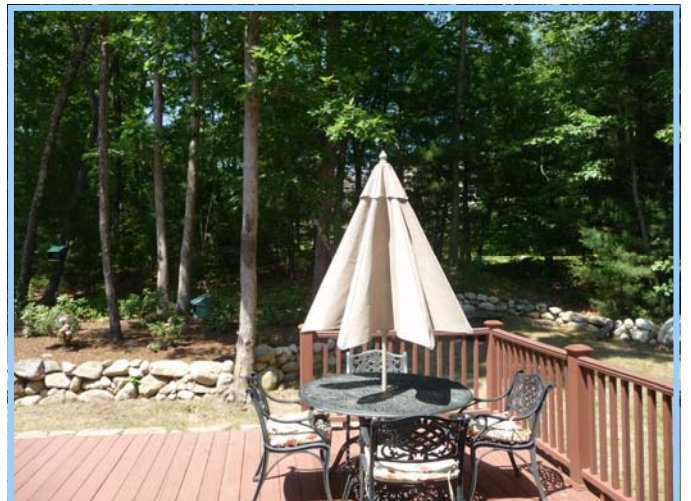
BEDROOM 3



BEDROOM 4



FRONT YARD



DECK/PATIO AREA IN BACK

**50 HOYTS WHARF RD
GROTON, MA**

Upgrades and special features

Kitchen

- *Granite counters*
- *Under cabinet lighting*
- *Tile backsplash*
- *Cherry cabinets*
- *Large center island*
- *Desk area*
- *Large eating area*
- *Hardwood floor*

Great Room

- *Hand scraped red oak floor*
- *Ceiling fan*
- *Room for several seating areas as well as pool table and bar*
- *1/2 bath*
- *Extra storage/closets*

Living Room/Office

- *Hardwood floor*
- *Built-in bookcases*

Den/Playroom 1st floor

- *Tile floor*
- *Radiant heat*
- *Slider opens to deck/patio overlooking backyard*

4 Season Sunroom

- *Wood floor*
- *Gas Fireplace*
- *Slider to deck*

General

- *2nd floor Hallway is hardwood*
- *Master bath with double sinks, granite counter, whirlpool tub, shower*
- *Finished 3rd floor with bedroom, bonus room and 3/4 bath*
- *Ceiling fans in all bedrooms, sunroom, porch, great room and 3rd floor*
- *Two locations for washer/dryer—1st floor and 2nd floor*
- *Cable and phone wiring in all rooms*
- *Security system, central vacuum*
- *Low maintenance deck*

**50 HOYTS WHARF RD
GROTON, MA**



Offered at \$624,900

STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
Exterior: Vinyl Roof: Asphalt Shingle Floors: Hdwd, tile & ww Fireplace: two, gas 4 Season Porch Garage: three, under Driveway: paved	Living Room: 14x14 Dining Room: 13x14 Kitchen: 28x14 Family Room: 24x24 Master Bdrm: 19x14 Bedroom #2: 12x13 Bedroom #3: 12x13 Bedroom #4: 19x14 Baths: 3.5 Laundry—1st floor - 2nd floor hookup Den/playroom: 15x15 Sun Room: 12x12 3rd flr game: 22x11 Basement: full	Stove: propane with double ovens Dishwasher: yes Refrigerator: yes Electric: 200 amp	Heat: FHA, hydro Fuel: propane Radiant heat –den Central Air 3 Zones A/C/heat Water: private Sewage: private Schools: Groton-Dunstable	Zoning: residential Assmt: \$673,800 Taxes: \$10,632 Fiscal: 2010 Legal: Book 48931 Page 375



Marketed exclusively by:
Karen Earnest
Re/Max Prestige
978-618-2254

