



GROTON, MA

Re/Max Colonial

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: 19 SQ.FT.: 3841 Price: \$665,000
ROOMS 10 BEDROOMS: 4+ BATHS: 3.5 LOT SIZE: 60984+/-

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

Custom Cape providing everything on a buyer's wish list. 4 bedrooms, 1st floor master, 3.5 baths, large media room/aupair suite over 3 car garage with full bath, 2nd floor library/office & loft area upstairs for playroom/office and fenced yard. Long list of upgrades and newly updated features including new roof, new tile, granite countertops and newly painted. Meticulously maintained and beautifully decorated, this lovely home awaits a new owner.



STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/
Color: Beige Exterior: Clapboard Roof: Asphalt Shingle Floors: Hdwd, tile & ww Fireplace: one Deck Sunroom Garage: three Driveway: paved	Living Room: 14x19 Dining Room: 13x13 Kitchen: 21x14 Family Room: 20x14 Master Bdrm: 22x14 Bedroom #2: 12x13 Bedroom #3: 13x14 Bedroom #4: 14x14 2nd flr library: 13x14 Media Room: Loft: Baths: 3 1/2 Basement: full	Cooktop: Electric Double Oven Dishwasher: yes A/C: yes Electric: 200 amp	Heat: FHA Fuel: oil Central Air Water: public Hot Water: oil Sewage: private Schools: Groton-Dunstable Title V completed	Zoning: residential Assmt: \$586,500 Taxes: \$8134 Fiscal: 2008 Legal: Book 40282 Page 185



WELCOME HOME!



FRONT FOYER



FAMILY ROOM with Built-ins



KITCHEN featuring granite countertops, Cooktop and Double ovens with Tile Flooring



FORMAL DINING ROOM



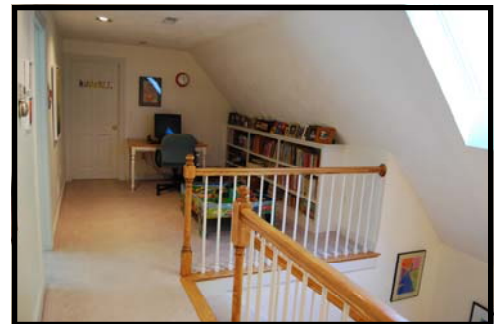
FORMAL LIVING ROOM



SUNROOM



2ND FLOOR LOFT



MASTER BEDROOM



MASTER BATH





SPECIAL FEATURES AND UPGRADES:

2003:

New interior paint throughout first floor

2004-2005:

Installed underground collar on septic cover for easy pumping

Installed water filter on sprinkler system

Removed trees that were too close to house

Painted upstairs bedrooms

2006:

New exterior paint

New roof (30-year architectural shingles)

5 new programmable touch-screen thermostats (5-zone heat)

Interior network wiring

2007:

New shower faucet and head in upstairs bath

New garage door opener system on large bay

Installed new motor in radon mitigation fan

Replaced all hard-wired smoke detectors and back-up battery for alarm system

FiOS installed (only house in Groton Woods with FiOS, because was able to pull it from Forge Village Road)

Direct TV satellite dish installed

2008

New tile on first floor

Master bathroom: new tile; new brushed nickel faucets in sinks, shower, and tub; new towel racks and drawer pulls; custom mirror frame

Half bathroom: new tile; new faucet and light fixture

Rec room bath: new tile; new faucet and light fixture

Upstairs bathroom: new tile; new light fixture

New exterior lighting (lamppost and six lanterns)

New sconce in back hallway

Other pluses:

Sprinkler system runs on its own well, so no water fees or restrictions for watering

Backyard is completely fenced in

All windows are tilt-in for easy cleaning

All windows have custom blinds (either wood slat, "honeycomb," or balloon shades)—the set for the master bedroom is being stored in the basement

Built-in speaker wiring (living room and dining room; separate wiring system in TV room for 5.1 surround sound)

Professionally landscaped yard with English-style front garden

Only organic fertilizer used in yard since 2003

"Cadillac" of water heaters -never run out of hot water

Inclusions:

Side-by-side refrigerator

Childlife swingset in backyard

Negotiable on washer and dryer

Marketed by Karen Earnest, ABR, SRES

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