



**Groton, MA**

Re/Max Colonial

Each office Independently Owned and Operated



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**STYLE: CAPE      AGE: 19      SQ.FT.: 3841      Price: \$589,000**  
**ROOMS 10      BEDROOMS: 4+      BATHS: 3.5      LOT SIZE: 60984+/-**

**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.

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 & 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/
<b>Color: Beige</b> <b>Exterior: Clapboard</b> <b>Roof: Asphalt Shingle</b> <b>Floors: Hdwd, tile &amp; ww</b> <b>Fireplace: one</b> <b>Deck</b> <b>Sunroom</b> <b>Garage: three</b> <b>Driveway: paved</b>	<b>Living Room: 14x19</b> <b>Dining Room: 13x13</b> <b>Kitchen: 21x14</b> <b>Family Room: 20x14</b> <b>Master Bdrm: 22x14</b> <b>Bedroom #2: 12x13</b> <b>Bedroom #3: 13x14</b> <b>Bedroom #4: 14x14</b> <b>2nd flr Library: 13x14</b> <b>Media Room: 24x32</b> <b>Loft:</b> <b>Baths: 3 1/2</b>  <b>Basement: full</b>	<b>Cooktop: Electric</b> <b>Double Oven</b> <b>Dishwasher: yes</b> <b>A/C: yes</b> <b>Electric: 200 amp</b>	<b>Heat: FHA</b> <b>Fuel: oil</b> <b>Central Air</b> <b>Water: public</b> <b>Hot Water: oil</b> <b>Sewage: private</b> <b>Schools:</b> <b>Groton-Dunstable</b> <b>Title V completed</b>	<b>Zoning: residential</b> <b>Assmt: \$586,500</b> <b>Taxes: \$8134</b> <b>Fiscal: 2008</b> <b>Legal: Book 40282</b> <b>Page 185</b>

**DIRECTIONS** Rte. 119 , to 225 to New Pond or 119 to Whiley to Hidden Valley to New Pond  
**Exclusions:** washer,dryer, refrigerator



**WELCOME HOME!**



**FRONT FOYER**



**FAMILY ROOM with Built-ins**



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



**FORMAL DINING ROOM**



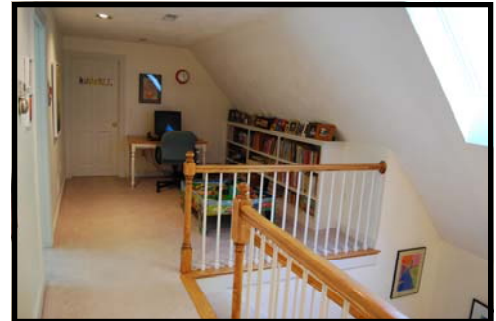
**FORMAL LIVING ROOM**



**SUNROOM**



**2ND FLOOR LOFT**



**MASTER BEDROOM**



**MASTER BATH**





## Groton, MA

### **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

New Stainless steel applicances

#### **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:**

Childlife swingset in backyard

Negotiable on washer and dryer

*Marketed by Karen Earnest, ABR, SRES*

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