



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.

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 without notice.

Wonderful expanded colonial in established neighborhood. Newly updated kitchen with stainless appliances, gorgeous cabinetry and granite countertops. New addition in 2003. Updated baths with solid surface countertops. Easy flowing floor plan with inviting FR featuring wainscoting, exposed beams, and fireplace. All wood floors throughout. Luxurious master bath with sep. walk-in shower. 2nd floor bonus room. Fun filled finished basement with woodstove, playroom, gameroom, office and workshop. Gorgeous landscaping, trex style deck. Great central location with easy access to conservation land and trails.

Groton, MA



STYLE: Colonial **AGE:** 25 (new addition 2003) **SQ.FT.:** 3018 **Price:** \$472,500

ROOMS 11 **BEDROOMS:** 4 **BATHS:** 2.5 **LOT SIZE:** 40122 sq. ft

Add'l 575 sq. ft in fin. Bsmt. plus sunroom



STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
Color: yellow Exterior: Clapboard Roof: Asphalt Shingle Floors: Hdwd, tile & ww Fireplace: two Deck— Trex style Garage: 2 attached Driveway: paved	Living Room: 20x13 Dining Room: 12x14 Kitchen: 22x11 Family Room: 21x14 Master Bdrm: 18x11 Bedroom #2: 15x23 Bedroom #3: 12x13 Bedroom #4: 10x10 Sunroom: 14x14 Playroom: 15x14 Baths: 2.5 Basement: Gameroom: 25x23 Playroom: 14x15	Stove: electric Dishwasher: yes, Refrigerator: yes A/C: no Electric: 200 amp Shed	Heat: HWB Fuel: oil Water: well Sewage: private Schools: Groton-Dunstable	Zoning: residential Assmt: \$492,900 Taxes: \$6984 Fiscal: 2009 Legal: Book 1124 Page 177

DIRECTIONS Rte. 119 to Hollis to Longley to Drumlin Hill to Saddle Lane



Groton

BEAUTIFUL UPDATED KITCHEN



FAMILY ROOM WITH BRICK FIREPLACE



LARGE FORMAL DINING ROOM



FORMAL LIVING ROOM



SUNROOM



MASTER BEDROOM





Groton, MA

SPECIAL FEATURES:

- New addition 2003
- Updated kitchen
- Stainless steel appliances
- Granite countertops
- Luxurious master bath with heated tile floor, walk-in shower, granite vanity
- 2nd floor laundry for the busy family
- 2nd floor bonus room
- 10x14 Shed
- new roof 2005
- Gorgeous sunroom
- Trex style deck
- Beautiful landscaping
- Finished basement with 575 sq. ftg. featuring game room, office, playroom and woodstove
- Close to abundant conservation land and the rail trail

*Marketed by Karen Earnest, ABR, SRES
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