



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.

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STYLE: Colonial **AGE:** 33 **SQ.FT.:** 2040 **Price:** \$350,000
ROOMS 8 **New addition** 1987 **BEDROOMS:** 4 **BATHS:** 2.5 **LOT SIZE:** 46534 sq. ft.+/-

Wonderful 4 bedroom colonial abutting acres of pristine conservation land for that "winter wonderland" feeling. This lovely home features 1st floor office/den; family room with FP, formal Dining room, 4 bedrooms, all hardwood flooring, tile flooring in baths, walkout partially finished basement playroom. Easy access to commute routes. Come enjoy! Quick closing.



STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
Color: Yellow Exterior: vinyl Roof: Asphalt Shingle Floors: Hdwd, tile Fireplace: two Deck Driveway: paved	Office/Den: 12x11 Dining Room: 11x13 Kitchen: 11x11 Family Room: 16x11 Master Bdrm: 15x11 Bedroom #2: 10x12 Bedroom #3: 10x12 Bedroom #4: 11x16 Baths: 2.5 Basement: walkout Partially finished	Stove: electric Dishwasher: yes, Refrigerator: yes Electric: 200 amp Shed	Heat: FHA Fuel: gas Water: well Sewage: private Schools: Groton-Dunstable	Zoning: residential Assmt: \$370,900 Taxes: \$5144 Fiscal: 2008 Legal: Book 01314 Page 059

DIRECTIONS Rte. 40 to Old Dunstable—Driveway is off Island Pond Rd
Exclusions: washer, dryer

DISCLOSURE: Pool has not been opened for 5 yrs



Groton

Kitchen featuring oak cabinets,



KITCHEN EATING AREA



MASTER BEDROOM



FAMILY ROOM WITH BRICK FIREPLACE



LARGE FORMAL DINING ROOM



FRONT YARD



BASEMENT PLAYROOM





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SPECIAL FEATURES:

- New addition in 1987
- Updated baths with tile flooring
- Partially finished walkout basement
- Hardwood flooring throughout

NOTE: IN-GROUND POOL HAS NOT BEEN OPENED IN 5 YEARS SINCE CURRENT OWNERS BOUGHT

*Marketed by Karen Earnest, ABR, SRES
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