



**Groton, MA**

**Re/Max Prestige**

Each office Independently Owned and Operated



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**STYLE: CAPE    AGE: 24    SQ.FT.: 3067    Price: \$449,000**  
**ROOMS 10    BEDROOMS: 4    BATHS: 3    LOT SIZE: 76000 sq. ft.+/-**

**Exquisite expanded cape featuring “dream” library on 2nd floor with built-in bookcases, 3.5 garage, 3 season sunroom, walk-in pantry with sink, 2nd floor play area/office with spacious closet , in-ground pool for all your summer enjoyment, level 1.74 acre lot, large bedrooms and cozy formal rooms—all within great commuting distance to major routes.**



STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
<b>Color: Beige</b> <b>Exterior: Clapboard</b> <b>Roof: Asphalt Shingle</b> <b>Floors: Hdwd, vinyl &amp;ww</b> <b>Fireplace: one</b> <b>Deck—Trex</b> <b>Garage: 3 1/2 attached</b> <b>Driveway: paved</b>	<b>Living Room: 17x12</b> <b>Dining Room: 12x13</b> <b>Kitchen: 12x10</b> <b>Family Room: 24x13</b> <b>Master Bdrm: 22x13</b> <b>Bedroom #2: 14x23</b> <b>Bedroom #3: 10x13</b> <b>Bedroom #4: 10x13</b> <b>Sunroom: 12x16</b> <b>Library : 29x14</b> <b>Baths: 3</b>  <b>Basement:</b>	<b>Stove: electric</b> <b>Dishwasher: yes,</b> <b>Refrigerator: yes</b> <b>A/C: yes</b>  <b>Electric: 200 amp</b> <b>Central vacuum</b> <b>Built-in ironing bd</b> <b>Shed</b>	<b>Heat: HWB</b> <b>Fuel: oil</b> <b>Central Air</b> <b>Water: well</b> <b>Sewage: private</b> <b>Schools:</b> <b>Groton-Dunstable</b>	<b>Zoning: residential</b> <b>Assmt: \$503,800</b> <b>Taxes: \$6987</b> <b>Fiscal: 2008</b> <b>Legal: Book 24574</b> <b>Page 267</b>

**DIRECTIONS** Rte. 40 to Flavell Rd..

**Exclusions:** washer, dryer

**DISCLOSURE:** Pool heater not working— pool was not opened during 2008 season



# Groton

**Kitchen featuring oak cabinets,**



**FAMILY ROOM WITH BRICK FIREPLACE**



**FORMAL LIVING ROOM**



**LARGE FORMAL DINING ROOM**



**MASTER BEDROOM**



**SUNROOM**



**In-ground pool**

**Library**





## Groton, MA

### **SPECIAL FEATURES:**

- Central Vacuum
- Central A/C
- Gorgeous Library with built-in bookcases—special sound proofing insulation in library walls
- Brick FP in Family room
- Level lot
- In-ground pool with vinyl liner
- Low maintenance Trex deck
- Shed
- Lovely 3 season sunroom with tiled floor
- 2nd floor play area/office alcove
- 1st floor full bath
- built-in ironing board

### **EXCLUSIONS: WASHER/DRYER**

*Marketed by Karen Earnest, ABR, SRES  
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