



89 Chestnut Hill Rd, Groton, MA



Re/Max Prestige
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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: Contemporary AGE: 39 SQ.FT.: 1395 Price: \$315,000

ROOMS 7 BEDROOMS: 3 BATHS 1 LOT SIZE: 33541sq/ft

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

Lovely Acorn-designed south facing contemporary home nestled in among towering trees. Enjoy evenings on the large wrap around deck while taking in the fabulous views of the countryside. Upside down house with bedrooms on the 1st floor and open concept 2nd floor living. Hardwood and tile flooring, cathedral ceiling, lovely built-in bookcase on 2nd floor, exposed beams and modern wood-burning FP. On demand hot water, wall A/C, new cement fiber board siding, energy star windows and new insulation (2008). Neutrally painted and lovingly cared for, this home will provide hours of tranquil living for any prospective buyer. Privacy and natural setting are key features of this lovely home.

STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
Exterior: cement fiberboard Roof: Asphalt Shingle Floors: Hdwd, tile Fireplace: wood Deck	Family Room: 20x17 Dining Room: 12x8 Kitchen: 10x12 Master Bdrm: 15x12 Bedroom #2: 11x14 Bedroom #3: 13x8 Baths: 1	Stove—electric	Heat: HWB Fuel: oil Water: town Hot Water: on demand Sewage: Septic Schools: Groton-Dunstable	Zoning: residential Assmt: 309,700 Taxes: \$4334 Fiscal: 2009 Legal: Book 49967 Page: 546

DIRECTIONS Rte 40 to School House to Martins Pond to Chestnut Hill Rd



89 Chestnut Hill Rd—Groton

KITCHEN



FAMILY ROOM



DINING AREA



FOYER/SITTING AREA



DECK

