



27 Carmichael Way, Groton, MA



Re/Max Colonial
Each office Independently Owned and Operated

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STYLE: COLONIAL AGE: 20 SQ.FT.: 2494+ Price: \$529,000
ROOMS 11 BEDROOMS: 4 BATHS 2.5 LOT SIZE: 58,806 sq/ft

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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Beautiful colonial sited on level lot in desirable Carmichael Estates. Lovely kitchen with corian countertops, large inviting family room with cathedral ceiling, screened porch, formal DR and LR, lots of hardwood, 4 good sized bedrooms, spacious master bath with whirlpool. Long list of updates including freshly painted interior and new carpet. Over 800 add'l sq. ft in finished walkout basement for permitted in-home office, playroom, so many possibilities. Don't miss this home- just move in and enjoy!!!

Title V complete, Water test is also complete

STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
Exterior: Clapboard Roof: Asphalt Shingle Floors: Hdwd, tile & ww Fireplace: one Deck Screened porch Garage: two attached Driveway: paved	Living Room: 12x16 Dining Room: 12x13 Kitchen: 19x12 Family Room: 21x13 Master Bdrm: 15x15 Bedroom #2: 11x10 Bedroom #3: 13x13 Bedroom #4: 13x11 Baths: 2 1/2 Office(bsmt): 11x13 Den (bsmt): 11x13 Playroom(bsmt) 10x10 Laundry Rm: (2nd floor)	Stove—electric Dishwasher Microwave	Heat: HWB—5 zones Fuel: oil Water: well Hot Water: oil Sewage: Septic Schools: Groton-Dunstable	Zoning: residential Assmt: 472,600 Taxes: \$6559.68 Fiscal: 2008 Legal: Book 21280 Page: 526

DIRECTIONS Rte. 119 to 225 to Hayden Rd to Carmichael Way



27 Carmichael Way—Groton

KITCHEN—CORIAN COUNTERTOPS



SCREENED PORCH



FAMILY ROOM



FORMAL LIVING ROOM



FORMAL DINING ROOM



MASTER BEDROOM





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SPECIAL FEATURES:

- **Kitchen:**
 - Oak cabinets
 - Hardwood Floor
 - Recessed lighting
 - Breakfast bar and corian countertops
 - Electric range with microwave
 - Eating area

- **Family Room:**
 - Brick Fireplace
 - Carpet
 - Cathedral ceiling with skylight and ceiling fan

- **Formal Living Room**
 - Hardwood Floors

- **Formal Dining Room**
 - Hardwood Floors
 - Two built in corner hutches
 - Door to screened porch

- **Master Bedroom**
 - New Carpet
 - Luxurious Master Bath with whirlpool tub and skylight

- **Finished Walk-out Basement:**
 - Two rooms with full-sized casement windows
 - Door leading to back yard
 - Two separate staircases
 - Perfect for permitted home office—separate entrance & stairwell for clients
 - Also could be used as separate living area (au pair, in-law, etc)



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SPECIAL FEATURES:

Miscellaneous:

- **Wiring for remote speakers in kitchen and dining room along with separate volume controls**
- **Transferable termite inspection warranty still in effect– prevention**
- **Wooded conservation land in back—cannot be developed**
- **Professional landscaping**
- **Irrigation system-7 zones**
- **laundry room on 2nd floor**
- **1/2 Bath with tile floor**
- **Home security system**
- **5 zone heating system**
- **14x16 deck**
- **Farmers porch**
- **12” good loam on both sides behind fence in the back**
- **1 1/2” extra compost in lawn soil for easier care and greener lawn**
- **Three season porch 11 1/2 x 13 1/2 with ceiling fan**
- **Radon filter eliminates nearly all radon in water AND boosts water pressure to constant 60 lbs.**
- **Title V completed**
- **Wiring for automatic rain sensors for family room skylights**
- **Four separate telephone lines entering the house**
- **7 zone lawn sprinkler system**
- **Whole house attic fan**
- **New roof 4-06**
- **House painted 5/06**
- **Driveway seal coated 6/05**
- **Stove and microwave replaced 4/04**
- **Chimney cleaned and inspected 10/07**
- **Written quote for air conditioning**

EXCLUSIONS:

- **Washer/Dryer, Refrigerator, fireplace screen & equipment, stereo speakers**