

MLS # 71870218 - Price Changed Single Family - Detached

# 54R TENNEY ROAD List Price: ↑ \$515,000 Westford, MA 01886 Middlesex County Style: Colonial, Garrison Total Rooms: 8 Color: Yellow Bedrooms: 4 Grade School: Miller, Day Bathrooms: 2f 1h Middle School: Westford Acad. Fireplaces: 1

Handicap Access/Features: Neighborhood/Sub-Division: Long Sought for Pond - Conscience Hill - Westford Directions: Route 40, Left onto Dunstable Rd., Left onto Tenney Rd., 1st driveway on right and to back is 54R.

# Remarks

NEW LIMITED TIME SPECIAL SALE PRICE!!! MOVE RIGHT IN to this this immaculate, young Garrison Colonial in a picturesque, private, wooded setting. Just a short walk to Long Sought for Pond providing Winter and Summer activities. This beautiful home features: Granite/Stainless Kitchen, Propane/dual fuel Cooking Range, Center Island with wine bottle rack, large breakfast nook with sliders to the outside deck; Hardwood Flooring and a variety of other flooring; Master Bedroom Suite with upgraded master bath, very high, 12-foot ceilings in the Walk-Out Basement for maximum upgrade flexibility or even indoor basketball; FREE bonus Hot-tub/spa; professional landscaping; Large Formal Dining Room which may also be used as a family room; traditional and spacious floor plan; all with a generously-sized 23'x23' 2-car attached Garage. Easy, optional expansion potential as well. Send your kids to the highly-rated Westford Academy ranked 9th Best School in the State in 2014 by Boston Magazine.

### **Property Information**

Approx. Living Area: 1944 sq. ft.	Approx. Acres: 2.14 (93436 sq. ft.)	Garage Spaces: 2 Attached
Living Area Includes:	Heat Zones: 1 Forced Air, Oil	Parking Spaces: 8 Off-Street, Paved Driveway
Living Area Source: Public Record	Cool Zones: 1 Central Air	Approx. Street Frontage:
Living Area Disclosures:		

# Disclosures: All measurements are approximate. Room Levels, Dimensions and Features

Room	Level	Size	Features	
Living Room:	1	13x12	Fireplace, Flooring - Wall to Wall Carpet, Main Level	
Dining Room:	1	13x13	Ceiling Fan(s), Flooring - Hardwood, Main Level	
Kitchen:	1	26x14	Flooring - Stone/Ceramic Tile, Dining Area, Balcony - Exterior, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Country Kitchen, Deck - Exterior, Exterior Access, Slider, Stainless Steel Appliances, Gas Stove	
Master Bedroom:	2	19x12	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood, Flooring - Stone/Ceramic Tile	
Bedroom 2:	2	11x11	Closet, Flooring - Wall to Wall Carpet	
Bedroom 3:	2	15x11	Closet, Flooring - Wall to Wall Carpet	
Bedroom 4:	2	11x8	Closet, Flooring - Wall to Wall Carpet	
Bath 1:	2	8x8	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded	
Bath 2:	2	8x7	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile	
Bath 3:	1	8x8	Bathroom - Half, Main Level, Dryer Hookup - Electric, Washer Hookup	
Laundry:	1	8x8	Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level, Dryer Hookup - Electric, Washer Hookup	

# Features

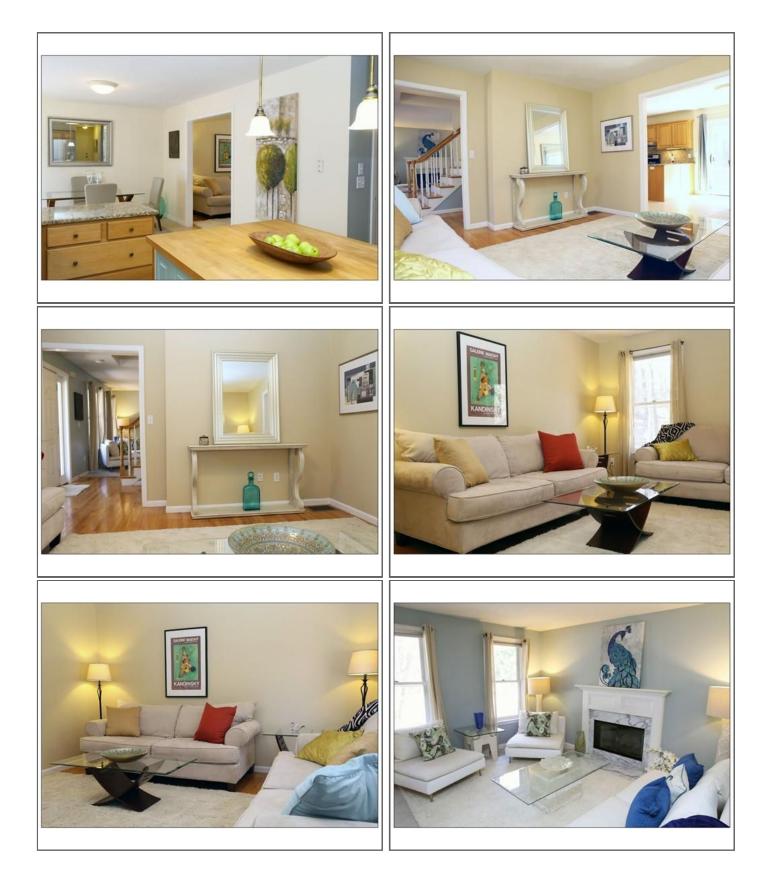
Appliances: Range, Dishwasher, Refrigerator, Water Treatment Adult Community: No Basement: Yes Full, Walk Out, Interior Access, Radon Remediation System, Concrete Floor, Unfinished Basement Disclosure Declaration: No Beach: Yes Lake/Pond Exclusions: Personal Property. Beach Ownership: Public Facing Direction: West Beach - Miles to: 1/2 to 1 Mile Home Own Assn: No Construction: Frame Lead Paint: Unknown Electric: 110 Volts, 220 Volts, Circuit Breakers, 200 Amps UFFI: No Warranty Features: Energy Features: Insulated Windows, Insulated Doors, Attic Vent Elec., Prog. Thermostat Year Built: 1994 Source: Public Record Exterior: Clapboard Year Built Description: Actual Exterior Features: Deck, Deck - Wood, Deck - Composite, Patio, Gutters, Hot Tub/Spa, Screens Year Round: Yes Short Sale w/Lndr.App.Req: No Flooring: Tile, Hardwood Foundation Size: 36x26 Lender Owned: No Foundation Description: Poured Concrete Tax Information Hot Water: Electric Insulation: Fiberglass Pin #: 044 0010 0002 Interior Features: Cable Available Assessed: \$498,200 Lot Description: Wooded, Easements, Cleared Tax: \$8315.38 Tax Year: 2016 Road Type: Public, Paved, Publicly Maint. Book: 25992 Page: 211 Roof Material: Asphalt/Fiberglass Shingles Cert: Sewer Utilities: Private Sewerage - Title 5: Pass Zoning Code: Res. A Terms: Seller W/Participate, Contract for Deed Map: 044 Block: 0010 Lot: 0002 Utility Connections: for Gas Range, for Electric Range Water Utilities: Private Water Waterfront: No Water View: No, -

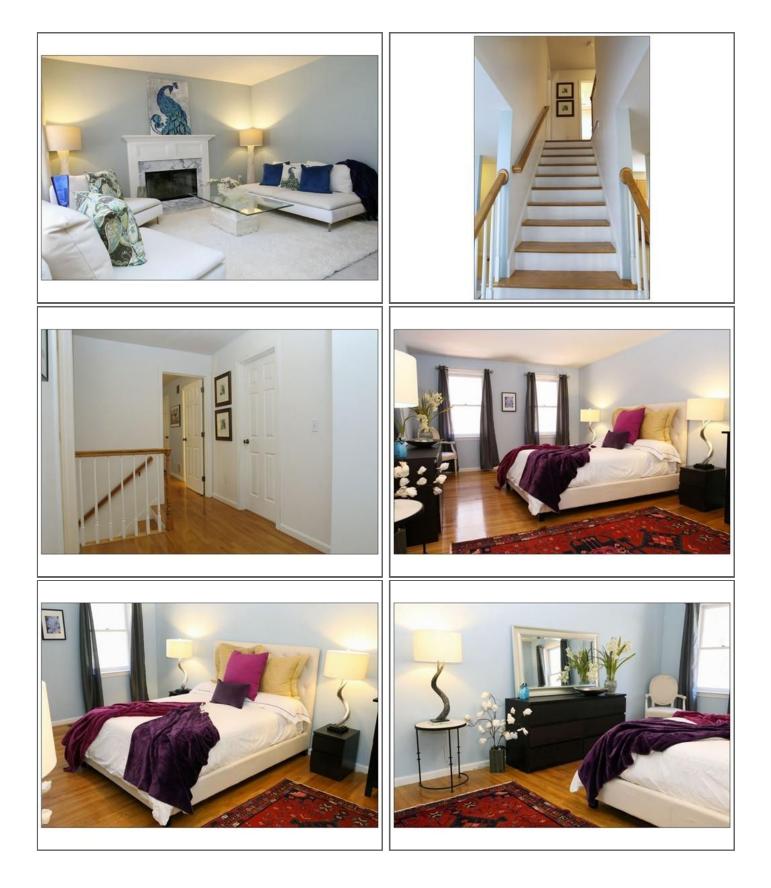
## **Office/Agent Information**

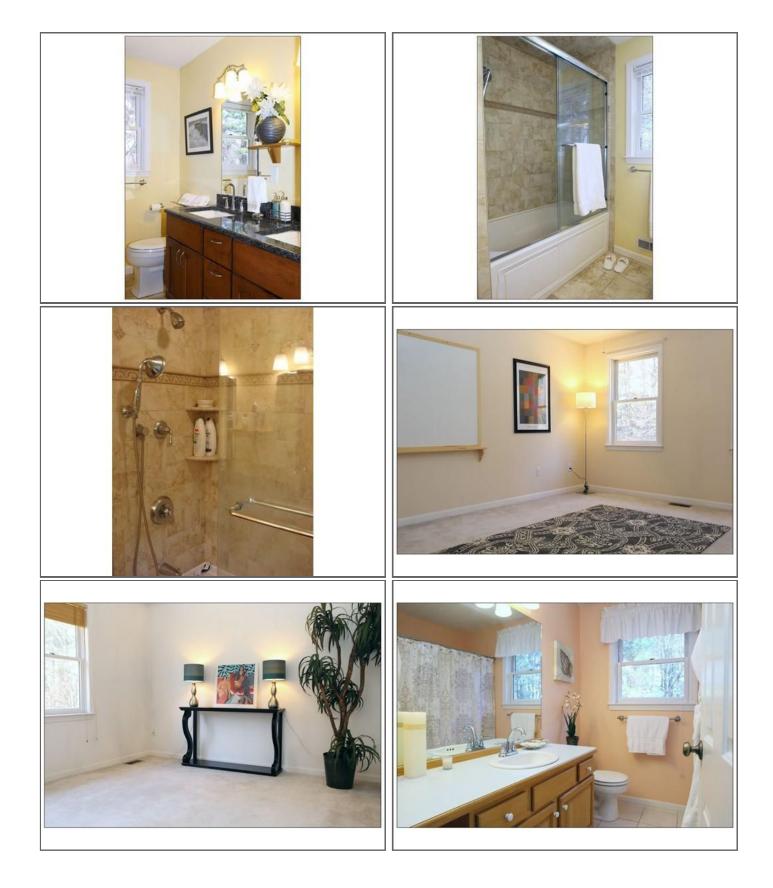
Office: MLSLincolnWestonRealty (781) 235-7727 Agent: Peter Gottlieb(781) 235-7727 Team Member: Peter Gottlieb (781) 235-7727

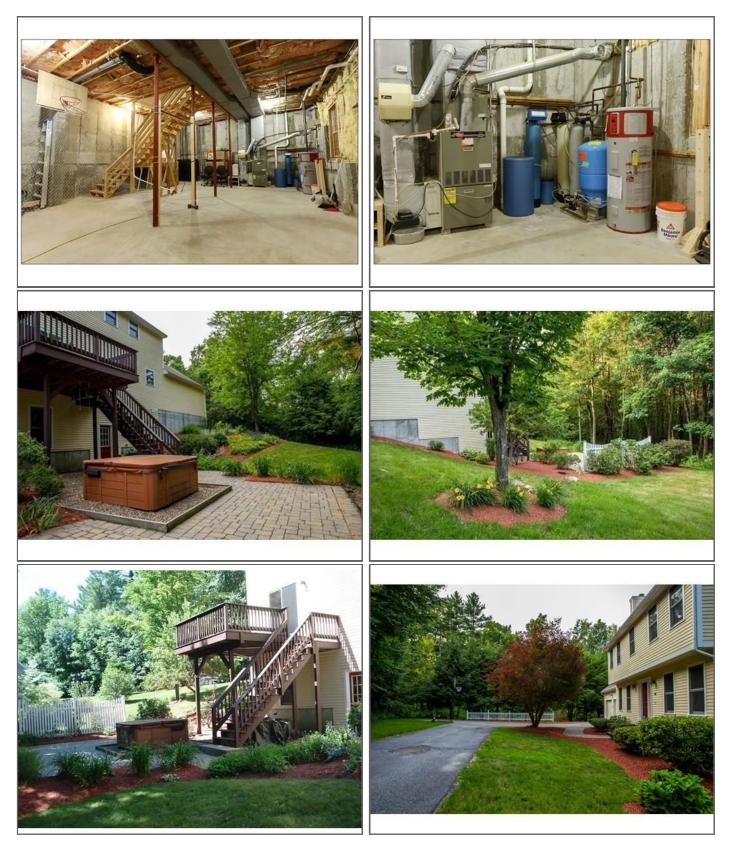
# Other Property Info











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