



MLS # 73137851 - Active
Single Family - Detached

43R Beaver Brook Rd
Westford, MA 01886
Middlesex County

List Price: **\$730,000**

Style: **Garrison**
 Color: **Yellow**
 Grade School:
 Middle School:
 High School:
 Approx. Acres: **1.74 (76,142 SqFt)**
 Handicap Access/Features:
 Directions: **Use GPS. 43R is the yellow house on the left as you turn from Beaver Brook Rd.**

Total Rooms: **7**
 Bedrooms: **4**
 Bathrooms: **3f 0h**
 Main Bath: **Yes**
 Fireplaces: **1**
 Approx. Street Frontage:

Remarks

Down a dead end road & nestled amidst towering pine trees lies this Garrison colonial that has been recently purchased & meticulously updated. This might just be the next best thing to brand new! On the 1st lvl is a layout that retains familiar elements of a colonial - a formal dining rm perfect for hosting Thanksgiving; a family rm w/ a fireplace that invites cozy gatherings. The kitchen is a modern family's dream- oversized w/ a flex space that allows a breakfast/craft table, remodeled to an open layout, brand new cabinets & appliances. BRs are entirely private on the 2nd lvl- a huge Primary BR w/ ensuite full bath & 3 more BRs w/ a size and closet space that will not disappoint! So much expansion potential to this property, from the walk-out basement that allows quick addition of living sqft, to the lot size: >3X of Westford's zoning reqts! Easy I-495 access, 0.3 miles to Forge Pond's boat ramp & 1.6 miles to Forge beach that has a new playground! 2023 updates in Seller's Disclosure!

Property Information

Approx. Living Area Total: **1,700 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: **1,700 SqFt** Approx. Below Grade:
 Living Area Disclosures:

Heat Zones: **1 Central Heat, Forced Air, Heat Pump, Oil, Electric** Cool Zones: **1 Central Air, Heat Pump**
 Parking Spaces: **5 Off-Street** Garage Spaces: **0**
 Disclosures: **Sellers were unable to complete asphalt driveway & walkways due to heavy rain- proposal in hand for installation and price estimate. See Seller's Disclosure for more info!**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	11'8"X15'6"	Bathroom - Full, Fireplace, Flooring - Vinyl, Deck - Exterior, Exterior Access
Dining Room:	1	11'5X15'6"	Flooring - Vinyl
Kitchen:	1	23'5"X12'2"	Flooring - Vinyl, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Exterior Access, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2	14"X17'3"	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Bedroom 2:	2	14"X10'8"	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	11'1"X13'2"	Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2	11'1"X10'1"	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	7'11"X4'10"	Bathroom - Full
Bath 2:	2	6'8"X6'8"	Bathroom - Full
Bath 3:	2	7'8"X7'9"	Bathroom - Full
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Area Amenities: **Public Transportation, Shopping, Highway Access, Public School**
 Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor, Unfinished Basement**
 Beach: **Yes Lake/Pond**
 Beach Ownership: **Public**
 Beach - Miles to: **1 to 2 Mile**
 Construction: **Frame**
 Electric: **Circuit Breakers, 200 Amps**
 Energy Features: **Prog. Thermostat**
 Exterior: **Wood**
 Exterior Features: **Deck - Wood**
 Flooring: **Tile, Vinyl, Wall to Wall Carpet**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Electric, Tank**
 Insulation: **Full, Fiberglass**
 Interior Features: **Cable Available**
 Lot Description: **Easements, Shared Drive, Gentle Slope, Scenic View(s)**
 Road Type: **Private, Publicly Maint., Dead End**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Pass**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
 Water Utilities: **Private Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Exclusions: **Except staged furniture, all fixtures and appliances as seen remain- including cabinets in basement.**
 Facing Direction: **East**
 Home Own Assn: **No**
 Lead Paint: **None**
 UFFI: Warranty Features:
 Year Built: **1983** Source: **Public Record**
 Year Built Description: **Approximate, Renovated Since**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **019-0016-0000**
 Assessed: **\$486,700**
 Tax: **\$7,845.6** Tax Year: **2023**
 Book: **37636** Page: **79**
 Cert:
 Zoning Code: **RB**
 Map: **019** Block: **0016** Lot: **0000**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
 Facilitator: **1**
 Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Keller Williams Realty** (978) 475-2111
 Listing Agent: **Treetop Group (781) 205-6099**
 Team Member(s): **Joan Bissdorf (978) 831-0365**
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Lock Box, Go Direct, Schedule with ShowingTime**
 Showing: Facilitator: **Lock Box, Go Direct, Schedule with ShowingTime**
 Special Showing Instructions: **Showings begin at the first open house at 11am, 22 July.**

Firm Remarks

Offer deadline: 6pm, Tue 7/25. Please submit in 1 pdf to Joan Bissdorf with signed Seller's Disclosure.

Market Information

Listing Date: **7/18/2023**
 Days on Market: Property has been on the market for a total of **6** day(s)
 Expiration Date:
 Original Price: **\$730,000**
 Off Market Date:
 Sale Date:
 Listing Market Time: MLS# has been on for **6** day(s)
 Office Market Time: Office has listed this property for **6** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:













