#### MLS # 73137851 - Active Single Family - Detached

43R Beaver Brook Rd Westford, MA 01886 Middlesex County	List Price: <b>\$730,000</b>
Style: Garrison	Total Rooms: 7
Color: Yellow	Bedrooms: 4
Grade School:	Bathrooms: 3f Oh
Middle School:	Main Bath: Yes
High School:	Fireplaces: 1
Approx. Acres: 1.74 (76,142 SqFt)	Approx. Street Frontage:
Handicap Access/Features:	
Directions: Use GPS. 43R is the yellow house on the le	ft as you turn from Beaver Brook Rd.

#### 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 1 On the 1st Ivl 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 fiex space that allows a breakfast/craft table, remodeled to an open layout, brand new cabinets & appliances. BRs are entirely private on the 2nd Ivl - 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 sqf, 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, He	at Pump

Heat Zones: 1 Central Heat, Forced Air, Heat Pump, Oil, Electric 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, Di	mensions and	l 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:	В		Dryer Hookup - Electric, Washer Hookup
Foaturos			Other Property Info

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Features	Other Property Info
Appliances: Range, Dishwasher, Microwave, Refrigerator	Adult Community: No
Area Amenities: Public Transportation, Shopping, Highway Access, Public School	Disclosure Declaration: Yes
Basement: Yes Full, Walk Out, Interior Access, Concrete Floor, Unfinished Basement	Exclusions: Except staged furniture, all fixtures and appliances as seen remain- including cabinets in basement.
Beach: Yes Lake/Pond	Facing Direction: East
Beach Ownership: Public	Home Own Assn: No
Beach - Miles to: 1 to 2 Mile	Lead Paint: None
Construction: Frame	UFFI: Warranty Features:
Electric: Circuit Breakers, 200 Amps	Year Built: 1983 Source: Public Record
Energy Features: Prog. Thermostat	Year Built Description: Approximate, Renovated Since
Exterior: Wood	Year Round: Yes
Exterior Features: Deck - Wood	Short Sale w/Lndr. App. Req: No
Flooring: Tile, Vinyl, Wall to Wall Carpet	Lender Owned: No
Foundation Size:	Tax Information
Foundation Description: Poured Concrete	Pin #: 019-0016-0000
Hot Water: Electric, Tank	Assessed: \$486,700
Insulation: Full, Fiberglass	Tax: <b>\$7,845.6</b> Tax Year: <b>2023</b>
Interior Features: Cable Available	Book: 37636 Page: 79
Lot Description: Easements, Shared Drive, Gentle Slope, Scenic View(s)	Cert:
Road Type: Private, Publicly Maint., Dead End	Zoning Code: RB
Roof Material: Asphalt/Fiberglass Shingles	Map: 019 Block: 0016 Lot: 0000
Sewer Utilities: Private Sewerage - Title 5: Pass	Compensation
Utility Connections: for Electric Range, for Electric Dryer, Washer Hookup	
Water Utilities: Private Water	Sub-Agent: Not Offered Buyer Agent: 2 Facilitator: 1
Waterfront: No	
Water View: No	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, Kara Schedule with ShowingTime	
Showing: Facilitator: Lock Box, Go Direct, Kara Schedule with ShowingTime	
Special Showing Instructions: Showings begin at the first open house at 11am, 22 July.	
operation of the sectors. Onowings begin at the mat open nouse 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

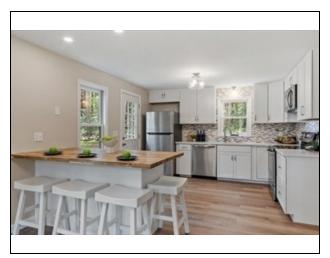
Listing Date: 7/18/2023 Days on Market: Property has been on the market for a total of 6 day(s) Expiration Date: Original Price: \$730,000 Off Market Date: Sale Date:

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:



## Single Family - Detached List Price: \$730,000



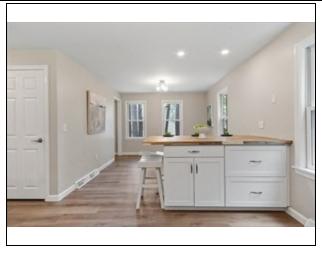


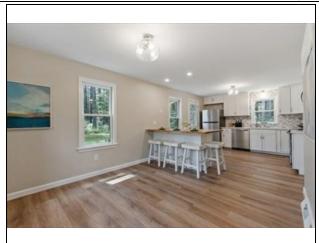






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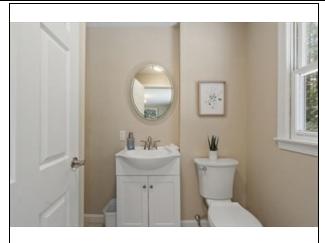






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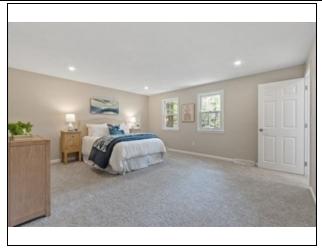


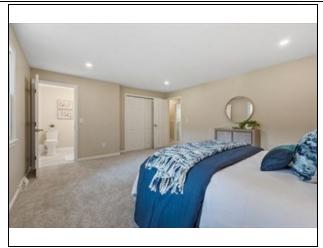


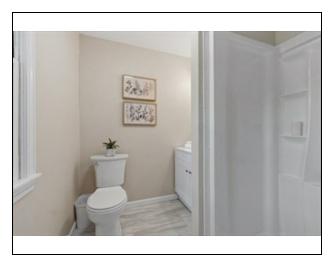




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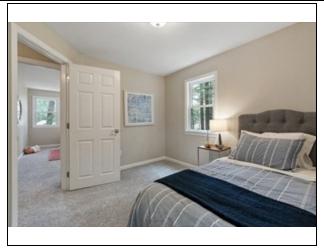






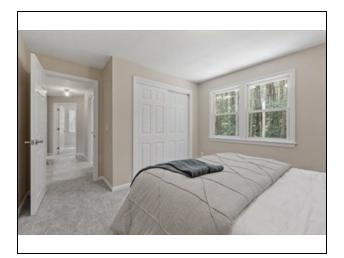


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