



**MLS # 72087613 - New
Single Family - Detached**

**2 Blue Brook Ln
Westford, MA: Nabnasset, 01886-1158
Middlesex County**
Style: **Colonial, Multi-Level**
Color: **Tan**
Grade School: **Miller-Day**
Middle School: **Stoney Brook**
High School: **Westford Academ**
Handicap Access/Features:
Directions: **Groton Rd (Rt 40) to Flushing Pond Rd to Blue Brook Lane - Mins to Rte 3 or Rte 495**

List Price: **\$814,999**

Total Rooms: **8**
Bedrooms: **4**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **2**

Remarks

Welcome home to your 4 bedroom 2.5 Bath colonial sitting on a 6+ acre private lot in sought after Westford MA. This extremely spacious and newly remodeled home is ideal for entertaining! Offering a gorgeous custom country kitchen with new GE Profile SS appliances, granite countertops, custom wood cabinets and an oversized island with mini fridge and 5 burner gas cooktop. Spacious family room on main floor with spectacular cathedral ceilings, recessed lighting and tons of natural light. New hand scraped hardwoods throughout the first floor. The master suite offers cathedral ceilings, a gorgeous walk-in closet with custom built-ins and a stunning master bath with farmers sink, tiled shower and upgraded cabinets. New septic, Paint throughout, Paved driveway, Central AC, Irrigation and Landscaping all done in 2015 along with many, many more upgrades. Come see what this gorgeous Westford home has to offer!

Property Information

Approx. Living Area: **3,104 Sq. Ft.** Approx. Acres: **6.38 (277,913 Sq. Ft.)** Garage Spaces: **2 Attached, Garage Door Opener, Side Entry**
Living Area Includes: Heat Zones: **4 Hot Water Baseboard, Gas** Parking Spaces: **10 Off-Street, Improved Driveway, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **2 Central Air, 2 Units, ENERGY STAR** Approx. Street Frontage:
Living Area Disclosures:
Disclosures: **House has not been re-assessed since renovations.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Dining Room:	1	24X13	Fireplace, Flooring - Hardwood, Main Level, Cable Hookup, Chair Rail, Paints & Finishes - Zero VOC, Remodeled, Wainscoting
Family Room:	1	27X19	Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Ceiling - Beamed, Closet, Flooring - Hardwood, Window(s) - Picture, French Doors, Main Level, Cable Hookup, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Paints & Finishes - Zero VOC, Recessed Lighting, Remodeled
Kitchen:	1	24X16	Closet/Cabinets - Custom Built, Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Kitchen Island, Cabinets - Upgraded, Chair Rail, Country Kitchen, Exterior Access, Open Floor Plan, Paints & Finishes - Zero VOC, Recessed Lighting, Remodeled, Stainless Steel Appliances, Wainscoting, Wine Chiller, Gas Stove
Master Bedroom:	2	23X12	Bathroom - 3/4, Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Balcony / Deck, Attic Access, Cable Hookup, Dressing Room, Paints & Finishes - Zero VOC, Recessed Lighting, Remodeled
Bedroom 2:	2	14X11	Closet, Flooring - Wall to Wall Carpet, Paints & Finishes - Zero VOC, Remodeled
Bedroom 3:	2	16X11	Closet, Flooring - Wall to Wall Carpet, Cable Hookup, High Speed Internet Hookup, Paints & Finishes - Zero VOC, Remodeled
Bedroom 4:	2	13X12	Closet, Flooring - Wall to Wall Carpet, Cable Hookup, High Speed Internet Hookup, Paints & Finishes - Zero VOC, Remodeled
Bath 1:	1	8X5	Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Low Flow Toilet, Paints & Finishes - Zero VOC, Remodeled, Wainscoting
Bath 2:	2	14X8	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Low Flow Toilet, Cabinets - Upgraded, Dryer Hookup - Electric, Dryer Hookup - Gas, Paints & Finishes - Zero VOC, Remodeled, Washer Hookup
Bath 3:	2	10X10	Bathroom - 3/4, Bathroom - Tiled With Shower Stall, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Low Flow Toilet, Cabinets - Upgraded, Paints & Finishes - Zero VOC, Recessed Lighting, Remodeled
Foyer:	1	11X10	Closet, Flooring - Hardwood, Main Level, Exterior Access, Paints & Finishes - Zero VOC, Recessed Lighting, Remodeled

Features

Appliances: **Wall Oven, Dishwasher, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer, Water Treatment, Refrigerator - ENERGY STAR, Refrigerator - Wine Storage, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Vacuum System, Water Softener, Cooktop - ENERGY STAR, Oven - ENERGY STAR**
Area Amenities: **Shopping, Park, Walk/Jog Trails, Golf Course, Conservation Area, Highway Access, Public School**
Basement: **Yes Full, Bulkhead, Concrete Floor**
Beach: **Yes Lake/Pond**
Beach - Miles to: **1/10 to 3/10**
Construction: **Frame**
Electric: **220 Volts, Circuit Breakers**
Energy Features: **Insulated Windows, Storm Doors, Prog. Thermostat, Backup Generator**
Exterior: **Clapboard, Wood**
Exterior Features: **Patio, Balcony, Gutters, Professional Landscaping, Sprinkler System, ET Irrigation Controller**
Flooring: **Wood, Tile, Wall to Wall Carpet, Hardwood**
Foundation Size: **34x24, 20x28**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Insulation: **Full, Fiberglass**
Interior Features: **Central Vacuum, Cable Available**
Lot Description: **Wooded, Paved Drive, Easements, Level**
Road Type: **Public, Paved, Publicly Maint., Dead End**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Terms: **Seller W/Participate, Contract for Deed**
Utility Connections: **for Gas Range, for Electric Oven, for Gas Dryer, for Electric Dryer, Washer Hookup, Ice maker Connection**
Water Utilities: **Private Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Furnishing excluded from sale of home.**
Facing Direction: **West**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Warranty Features:**
Year Built: **1980** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0041.0 P:0059 S:0000**
Assessed: **\$539,800**
Tax: **\$8,799** Tax Year: **2016**
Book: **29323** Page: **242**
Cert: **000000035843**
Zoning Code: **RA**
Map: **Block: Lot:**

Office/Agent Information

Listing Office: **Premeer Real Estate, LLC (508) 278-5390**
Listing Agent: **Danielle Lussier (978) 906-4101**
Team Member(s): **Danielle Lussier (978) 906-4101**
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: **Appointment Required, Sign, Pets on Premises, Other (See Special Showing Instructions)**
Showing: Facilitator: **Appointment Required, Sign, Pets on Premises, Other (See Special Showing Instructions)**
Special Showing Instructions:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Firm Remarks

Seller is related to listing agent.

Market Information

Listing Date: **10/30/2016**
Days on Market: Property has been on the market for a total of **170** day(s)
Expiration Date:
Original Price: **\$814,999**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

