



Details on the property located at

**11 Cowdry Hill Road
Westford, MA 01886
(Graniteville)**

LIST PRICE: *\$739,000*

10 Rooms
2 Full, 2 Half Baths
121,967 sq.ft Lot Size

4 Bedrooms
2.8 Acres
3052 sq.ft Living Area

Remarks

PRICE REDUCTION! New Construction in beautiful Westford! Spacious 4 bedroom, 3 bath (2 full, 2 half) colonial is ready for you to move right in! Hardwood flooring throughout main living level. Kitchen is open to breakfast area and family room with gas fireplace. Master suite includes 2 walk-in closets, separate tile shower and soaking tub. If you are looking for privacy than you won't want to miss this opportunity, surrounded by Conservation Land and many walking trails. Partially finished basement with additional 1/2 bath included in price. Finishes include white cabinetry, hardwood flooring, granite counters, and stainless steel appliances.

WELCOME
Home!



Stephanie Emanouil
Vested Realty Group, LLC
14 Kidder Road
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**11 Cowdry Hill Road
Westford, MA 01886
Single Family**

MLS #: **72335565** Status: **Price Changed**
 List Price: **↓ \$739,000**
 List Date: **5/30/2018**
 Area: **Graniteville** Off Market Date:
 List\$/Sq. Ft.: **\$242.14**
 Days on Market (Total): **191** Days on Market (Office): **191**

Property Features

Rooms: **10** Style: **Colonial**
 Bedrooms: **4** Type: **Detached**
 Baths: **2f 2h** Approx. Acres: **2.8**
 Master Bath: **Yes** Apprx Lot Size: **121,967 Sq. Ft.**
 Fireplaces: **1** Approx. Living Area: **3,052 Sq. Ft.**
 Year Built: **2018** Foundation: **26x60 Poured Concrete**
 Color: **Grey** Garage: **2 Attached, Garage Door Opener**
 Parking: **4 Off-Street, Paved Driveway**
 Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Dining Room:	1	13X13	Flooring - Hardwood, Window(s) - Bay/Bow/Box
Family Room:	1	13X14	Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Kitchen:	1	12X12	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Open Floor Plan, Recessed Lighting
Master Bedroom:	2	24X14	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	15X13	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2	13X13	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 4:	2	11X12	Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2	9X9	Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2	13X9	Bathroom - 3/4, Bathroom - Tiled With Shower Stall, Bathroom - With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	2		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Bonus Room:	B	23X28	Bathroom - Half, Flooring - Wall to Wall Carpet, Exterior Access
Other:	1	13X10	Flooring - Hardwood

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **Yes Full, Partially Finished, Interior Access, Bulkhead**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Heating: **Forced Air**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 Living Area Disclosures: **644sq ft in basement including 1/2 bath**
 Living Area Includes: **Finished Basement**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
 Water Utilities: **Private Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

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Tax Information

9999 Taxes: \$99,999,999 Assessment: \$999,999,999 Cert: Zoning Code: 9999999

Listing Information

Directions: **Street is ONLY accessible from WEST STREET- GPS 34 West Street for Cowdry Entrance. Home is on Right**

Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No**

Original Price: **\$800,000**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Sub-Agent Comp: **Not Offered**

Showing: Buyer-Agent: **Call List Agent, Lock Box, Appointment Required**

Buyer Agent Comp: **2**

Showing: Facilitator: **Call List Agent**

Facilitator Comp: **0**

Special Showing Instructions: **Combo Lock box on front door, please remove shoes, lock up and turn off lights when finished**

Compensation Based On: **Net Sale Price**

Disclosures: **listing agent related to developer. Conservation restriction area on property. Floor plan approximate. Conservation Restriction easement, access road easement.**

Listing Office: **Vested Realty Group, LLC (978) 888-7992**

Listing Agent: **The Vested Team (978) 888-7992**

Team Member(s): **Stephanie Emanouil (978) 758-1287**

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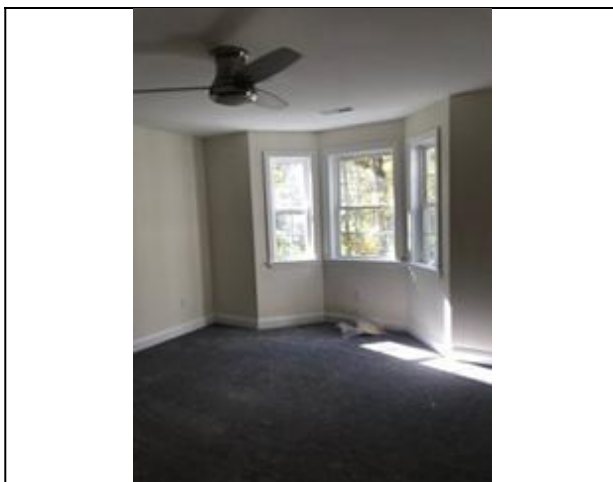
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