

MLS # 71870218 - Price Changed
Single Family - Detached



54R TENNEY ROAD
Westford, MA 01886

List Price: **↑ \$515,000**

Middlesex County
 Style: **Colonial, Garrison**
 Color: **Yellow**
 Grade School: **Miller, Day**
 Middle School: **Stony Brook**
 High School: **Westford Acad.**

Total Rooms: **8**
 Bedrooms: **4**
 Bathrooms: **2f 1h**
 Master Bath: **Yes**
 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**
 Basement: **Yes Full, Walk Out, Interior Access, Radon Remediation System, Concrete Floor, Unfinished Basement**
 Beach: **Yes Lake/Pond**
 Beach Ownership: **Public**
 Beach - Miles to: **1/2 to 1 Mile**
 Construction: **Frame**
 Electric: **110 Volts, 220 Volts, Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows, Insulated Doors, Attic Vent Elec., Prog. Thermostat**
 Exterior: **Clapboard**
 Exterior Features: **Deck, Deck - Wood, Deck - Composite, Patio, Gutters, Hot Tub/Spa, Screens**
 Flooring: **Tile, Hardwood**
 Foundation Size: **36x26**
 Foundation Description: **Poured Concrete**
 Hot Water: **Electric**
 Insulation: **Fiberglass**
 Interior Features: **Cable Available**
 Lot Description: **Wooded, Easements, Cleared**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Pass**
 Terms: **Seller W/Participate, Contract for Deed**
 Utility Connections: **for Gas Range, for Electric Range**
 Water Utilities: **Private Water**
 Waterfront: **No**
 Water View: **No, --**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions: **Personal Property.**
 Facing Direction: **West**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: **No** Warranty Features:
 Year Built: **1994** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **044 0010 0002**
 Assessed: **\$498,200**
 Tax: **\$8315.38** Tax Year: **2016**
 Book: **25992** Page: **211**
 Cert:
 Zoning Code: **Res. A**
 Map: **044** Block: **0010** Lot: **0002**

Office/Agent Information

Office: MLSLincolnWestonRealty (781) 235-7727
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