



Details on the property located at

**5 Olivia Way - Unit H  
Groton, MA 01450**

LIST PRICE: *\$479,900*

**5 Rooms  
2 Full, 1 Half Baths  
15,450 sq.ft Lot Size**

**3 Bedrooms  
0.35 Acre  
2029 sq.ft Living Area**

#### **Remarks**

**\*\*GPS DIRECTIONS: 449 Nashua Rd, Groton, MA\*\***Beautiful new construction on a brand new cul de sac located in the highly desired town of Groton. This 3 bd, 2.5 bath home has a front wood composite farmers porch & features a first floor master bedroom with a separate master bath which features a soaking tub, separate shower, & double vanity w/his & her sinks.! The home has a wonderful open concept 1st floor layout, modern kitchen w/white 36" cabinets, SS appliances, & granite counter tops. The kitchen opens up to the fire placed (gas) living room. Hardwood flooring in the kitchen & livingroom and the stairs to second floor. There is a separate tiled mudroom & laundry area. The 2nd floor offers 2 large bedrooms with walk in closets and a full bath. All of this situated on a beautiful cul de sac lot. Central Air, town water, town sewer, & so much more-what more could you ask for? Construction is complete!**\*\*FOR HOMEOWNERS 55 YEARS OLD & OLDER\*\***

WELCOME  
*Home!*



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**MLS # 72256340 - Active  
Condo - Detached**

**5 Olivia Way - Unit H**  
**Groton, MA 01450**  
**Middlesex County**  
 Unit Placement: Total Rooms: **5**  
 Unit Level: **1** Bedrooms: **3**  
 Grade School: Bathrooms: **2f 1h**  
 Middle School: Master Bath: **Yes**  
 High School: Fireplaces: **1**  
 Outdoor Space Available: **Yes - Private**  
 Handicap Access/Features:  
 Directions: **Nashua Rd to Red Pepper Ln to Olivia Way. For GPS directions use: 449 Nashua Rd, Groton**

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**Property Information**

Approx. Living Area: **2,029 Sq. Ft. (\$236.52/Sq. Ft.)** Approx. Acres: **0.35 (15,450 Sq. Ft.)** Garage Spaces: **2**  
 Living Area Includes: Heat Zones: **1 Forced Air** Parking Spaces: **4**  
 Living Area Source: **Other** Cool Zones: **1 Central Air** Levels in Unit: **2**  
 Living Area Disclosures:  
 Disclosures: **Home is a single family detached condo. Agent is related to Seller. Interior photos are of the Model Home. This home can only be purchased by homeowners 55 years old or older. This home has an exclusive use area of 15,450sf**

**Complex & Association Information**

Complex Name: Units in Complex: **10** Complete: Units Owner Occupied: Source:  
 Association: **Yes** Fee: **\$50 Monthly**  
 Assoc. Fee Incls: **Road Maintenance, Reserve Funds**  
 Special Assessments: **No**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Ceiling Fan(s), Flooring - Hardwood</b>
Dining Room:			<b>Wainscoting</b>
Kitchen:	<b>1</b>		<b>Flooring - Hardwood, Breakfast Bar / Nook, Exterior Access</b>
Master Bedroom:	<b>1</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Laundry:	<b>1</b>		<b>-</b>
Mud Room:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>
Bathroom:	<b>1</b>		<b>Bathroom - Half, Flooring - Hardwood</b>
Bathroom:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Bathroom:	<b>1</b>		<b>Bathroom - With Shower Stall, Bathroom - With Tub, Flooring - Stone/Ceramic Tile, Double Vanity</b>

**Features**

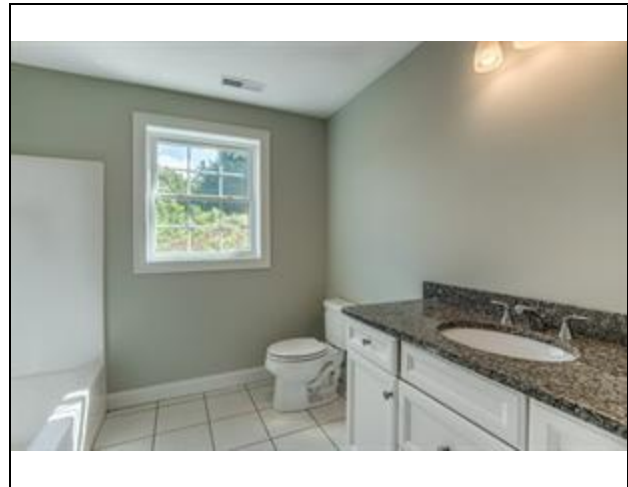
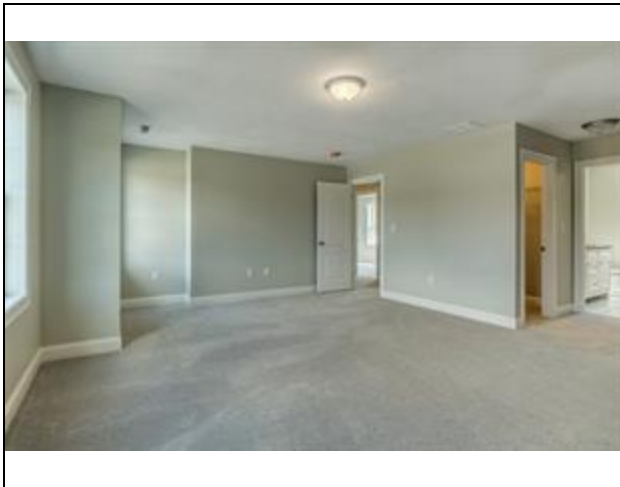
Appliances: **Range, Dishwasher, Microwave**  
 Basement: **Yes**  
 Beach: **No**  
 Construction: **Frame**  
 Electric Features: **200 Amps**  
 Energy Features: **Insulated Windows, Prog. Thermostat**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Deck - Wood**  
 Flooring: **Wood, Tile, Wall to Wall Carpet**  
 Insulation Features: **Full**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Utility Connections: **for Gas Range, for Gas Dryer**  
 Waterfront: **No**  
 Water View: **No**

**Other Property Info**

Adult Community: **No**  
 Elevator: **No**  
 Disclosure Declaration: **No**  
 Exclusions:  
 Lead Paint: **None**  
 UFFI: **Unknown** Warranty Features: **Included**  
 Year Built/Converted: **2017**  
 Year Built Source: **Builder**  
 Year Built Desc: **Actual, Under Construction**  
 Year Round: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #:  
 Assessed: **\$0**  
 Tax: **\$0** Tax Year: **2017**  
 Book: **64746** Page: **214**  
 Cert:  
 Zoning Code: **Res**  
 Map: Block: Lot:



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**Condominium - Condo**  
**List Price: \$479,900**

