



Details on the property located at

**6 Olivia Way - Unit B  
Groton, MA 01450**

LIST PRICE: *\$489,900*

**8 Rooms**  
**2 Full, 1 Half Baths**  
**10,925 sq.ft Lot Size**

**3 Bedrooms**  
**0.25 Acre**  
**2040 sq.ft Living Area**

#### Remarks

\*\*\*\*GPS DIRECTIONS: 449 Nashua Rd, Groton, MA\*\*Beautiful new construction home on a brand new cul de sac located in the highly desired town of Groton. This 3 bd PLUS 2nd floor den, 2.5 bath home features a wonderful open concept 1st floor layout, modern kitchen w/clean white 36" cabinets, SS appliances, kitchen island, & granite counter tops. There is a separate eating area that opens up to the fire placed (gas) living room. The beautiful formal dining room offers plenty of natural light & wainscoting. Hardwood flooring throughout 1st floor (including stairs to second floor). The 2nd floor offers 3 large bedrooms, a den, full bath & large master suite w/walk in close & separate master bath. All of this situated on a cul de sac lot! Central Air, town water, town sewer, & so much more-what more could you ask for?THIS HOME IS COMPLETE & READY FOR OCCUPANCY.

WELCOME  
*Home!*



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**MLS # 72256435 - Active  
Condo - Detached**

**6 Olivia Way - Unit B**  
**Groton, MA 01450**  
**Middlesex County**  
 Unit Placement: Total Rooms: **8**  
 Unit Level: **1** Bedrooms: **3**  
 Grade School: Bathrooms: **2f 1h**  
 Middle School: Master Bath: **Yes**  
 High School: Fireplaces: **1**  
 Outdoor Space Available:  
 Handicap Access/Features:  
 Directions: **449 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: **2,040 Sq. Ft. (\$240.15/Sq. Ft.)** Approx. Acres: **0.25 (10,925 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 pictures are of the model home at 1 Olivia Way.**

**Complex & Association Information**

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

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood, Wainscoting</b>
Kitchen:	<b>1</b>		<b>Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook</b>
Master Bedroom:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full</b>
Laundry:	<b>1</b>		-
Den:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>

**Features**

Appliances: **Range, Dishwasher, Microwave**  
 Basement: **Yes**  
 Beach: **No**  
 Construction: **Frame**  
 Electric Features: **200 Amps**  
 Energy Features: **Insulated Windows, Prog. Thermostat**  
 Exterior: **Vinyl**  
 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**  
 Waterfront: **No**  
 Water View: **No**

**Other Property Info**

Adult Community: **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**  
 Year Round:  
 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:

**Office/Agent Information**

**Office:** Expert Realty (978) 869-0472  
**Agent:** Carla Page (978) 869-0472









