



**MLS # 70583992 - Active  
Single Family - Detached**

**2 Amanda Way  
Groton, MA 01450  
Middlesex County**

Style: **Colonial**  
Total Rooms: **9**  
Full/Half/Master Baths: **2/1/Yes**  
Grade School: **GDRSD**  
High School: **GDRSD**  
Directions: **Rt. 40 to Amanda Way**

Color:  
Bedrooms: **4**  
Fireplaces: **2**  
Middle School: **GDRSD**

**Remarks**

**NEW CONSTRUCTION.NEAR COMPLETION.Four bedroom ,2.5 bath Custom Colonial. Cherry and granite kitchen with island, finished walk-out lower level included in square footage. Master suite has wood burning fireplace. Unfinished third floor walkup. Country setting, abutting conservation. Five bedroom septic system. There is still time to customize.**

**Property Information**

Approx. Living Area: <b>3165 sq. ft.</b>	Approx. Acres: <b>1 (43671 sq. ft.)</b>	Garage Spaces: <b>2 Under</b>
Living Area Includes: <b>Finished Basement</b>	Heat Zones: <b>2 Central Heat, Forced Air, Oil</b> <small>(None Air)</small>	Parking Spaces: <b>6 --</b>
Living Area Source: <b>Owner</b>	Cool Zones: <b>2 Central Air</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Appliances: **Range, Dishwasher**  
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Walk/Jog Trails, Stables, Golf Course, Medical Facility**  
Basement: **Yes Full**  
Beach: **No**  
Construction: **Frame**  
Electric: **200 Amps**  
Energy Features: **Insulated Windows**  
Exterior: **Vinyl**  
Exterior Features: **Deck**  
Flooring: **Wood, Tile, Wall to Wall Carpet**  
Foundation Size: **Irreg**  
Foundation Description: **Poured Concrete**  
Hot Water: **Oil**  
Insulation: **Full**  
Interior Features: **Central Vacuum, Cable Available**  
Lot Description: **Wooded, Paved Drive, Easements**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer and Water: **City/Town Water, Private Sewerage**  
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Home Own Assn:  
Lead Paint: **None**  
UFFI: **No** Warranty  
Available: **Yes**  
Year Built: **2007** Source:  
**Builder**  
Year Built Description: **To Be Built**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$0**  
Tax: **\$0** Tax Year: **0**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **r/a**  
Map: Block: Lot: