

**Price: \$895,000    Address: 14 Curlew Court    Area: Naushop    Owner: Breslin**

Type: Single Family    Status: Available  
 Map/Parcel: 68/528    Lot #: 264  
 Zoning: R5    Lot Size (SF): 5,663  
 Deed: C64/625    Lot Size (A): 0.1300  
 Wtr Frontage: None    Plan: 16514-12  
 Water View: None    Water: Town  
 Other View: None    Sewer: Town  
 Year Built: 1994    Rooms: 10  
 Remodeled:    Beds/Baths: 3/2.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



This impeccable property sits on a large lot at the rear of the Curlew Court cul-de-sac. Two living rooms each with a fireplace, formal dining room and a large eat-in kitchen make this extremely well kept home an opportunity not to be missed. Seller is a licensed MA real estate agent.

**Basement:** Crawl Space

**1st Floor:** First Floor: Open foyer leads to bright living room with wood burning fireplace, hall to large family room with second fireplace and a door to the lovely brick patio and fenced in yard. Formal dining room with a separate closet for storage. Kitchen is spacious and airy with ample space for dining. Hall to mudroom, half bath and side door.

**2nd Floor:** Second Floor: Spacious master bedroom with en suite bath and large closets. Two other bedrooms share a full bath with linen closet.

**3rd Floor:** Third Floor: Full staircase leads to unfinished space that is ready to be converted to additional living space and storage with basic wiring and plumbing installed.

Building Information

First Floor Bedrooms: 0  
 Heating: Oil\FHW  
 Fireplaces: 2  
 Floors: 3  
 Yard: Fenced in  
 Parking: Yes  
 Foundation: Poured  
 Lead Paint: No  
 Recreation and Outdoor Spaces: Patio, Community Pool, Community Tennis Court

Appliances and Other Amenities

Stove: GE  
 Refrigerator: GE  
 Dishwasher: Frigidaire  
 Washer: GE  
 Dryer: GE  
 Tv Service: Cable  
 Amenities: Disposal, Insulation

Taxes and Fees

Assessment Year: 2012  
 Building Assessment: \$391,600  
 Land Assessment: \$331,800  
 Total Assessment: \$723,400  
 Estimated Taxes: \$2,590

Condo Fees: \$1,900  
 Condo Fees Include: Naushop Annual Association Dues

Easements

Naushop Covenants and Homeowners Association

Other Comments

Chandelier over kitchen table is to be excluded from the sale.

