

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.

