

PRESENTING

35

Liberty Street

ACTON, MA

Sutherland
GROUP

Welcome to 35 Liberty Street!

This spacious 4-bedroom Colonial-style home was custom built in 2000 by Apple Valley Homes and is sited on a generous wooded acre within a short distance of Jones Field Playground and the South Acton commuter rail station along the Fitchburg/North Station line.

A recently designed and installed stone walkway leads through the front door to a welcoming entry foyer, formal living room and dining room adorned with wainscoting and chandelier. The beautifully appointed kitchen is complete with island, quartz countertops, glass-front display cabinets, gas range and breakfast nook. The spacious family room is warmed by a gas-fired fireplace and connects through a sliding glass door to the wood deck that overlooks the private fenced in yard. The main bedroom suite boasts a tray ceiling, walk-in closet, and a large sunlit jacuzzi bathroom. The full walk-out unfinished basement awaits a new homeowner's ideas.

All this, award-winning schools, recreation and more!









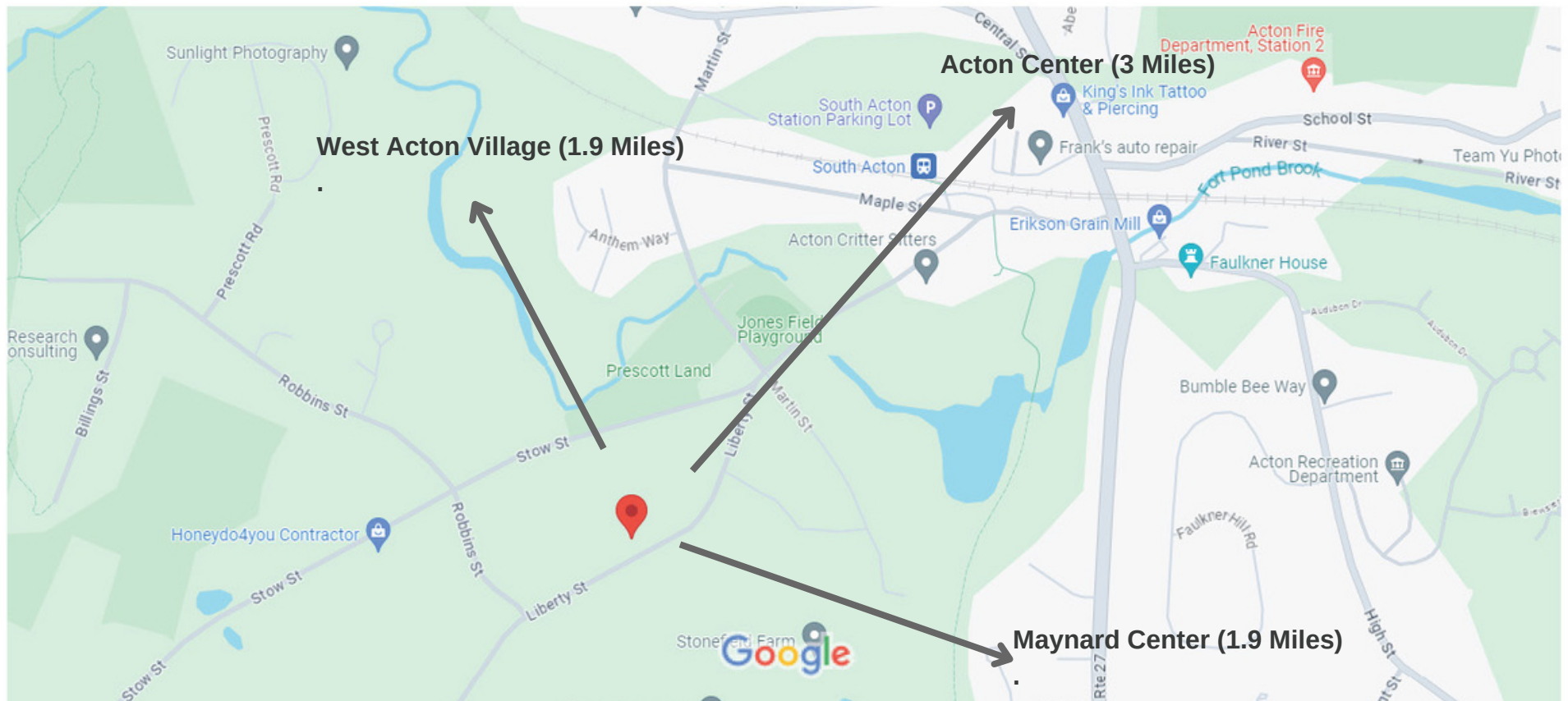
Boston Magazine 2023 ranked Acton Boxborough Regional High School as #5 on their list of The Best Public High Schools in Greater Boston.

Acton, MA

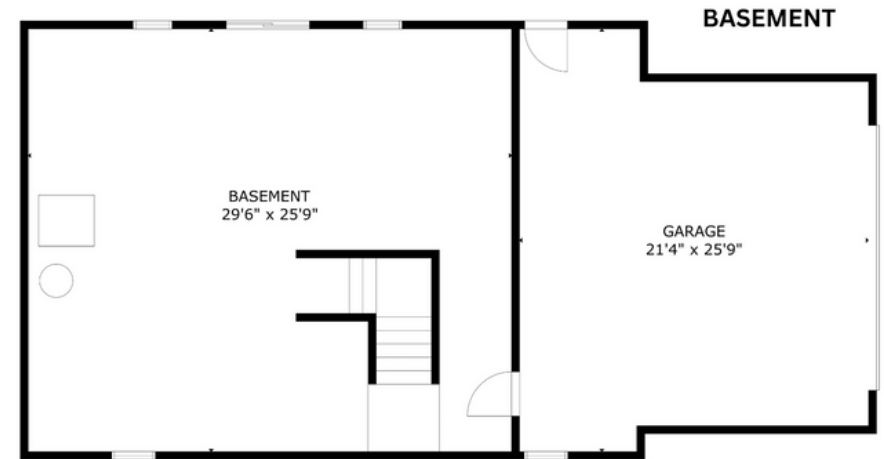
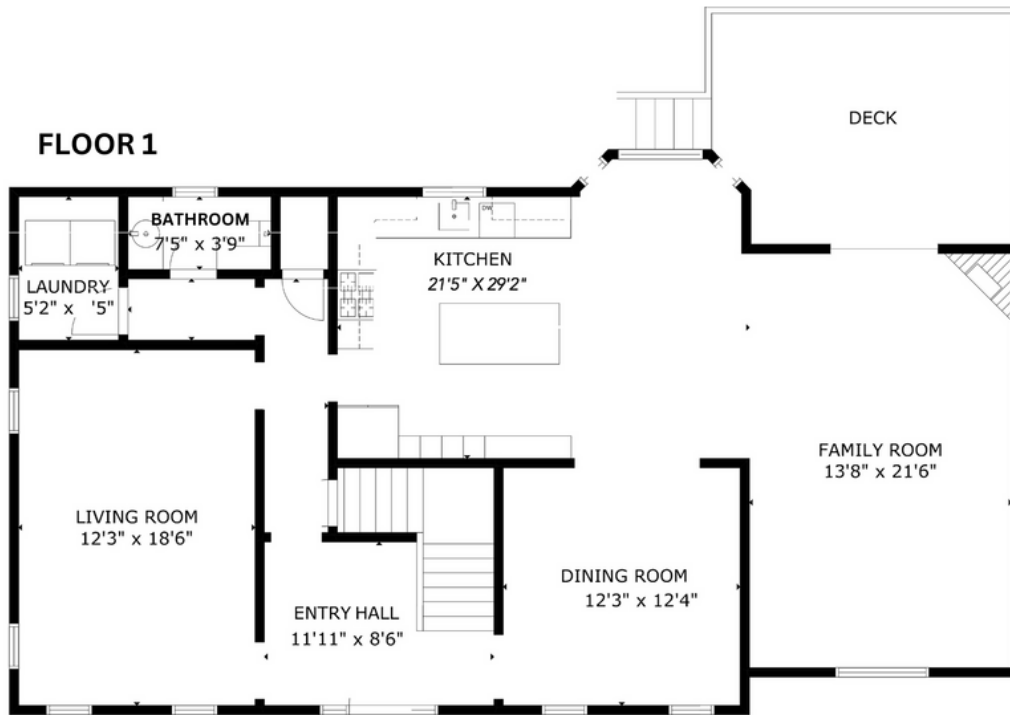
Living in Acton

Twenty-one miles from Boston lies the community of Acton; voted one of the top 20 small communities by Money Magazine. Acton is a historic community with a forward-thinking attitude evidenced by gracious tree-lined streets, top-scoring schools, and over 1,650 acres of conservation lands owned by the town. "Actontonians" experience beautiful parks including the Acton Arboretum, a beach on a man-made lake, sports fields, and lots of open spaces. Museums, libraries, and theater performances provide culture and entertainment for residents.

Actors, sports legends, and captains of industry have all called Acton home. You may also enjoy living in this quiet forested community. Geologists believe the geography of Acton was formed by the retreat of the last glaciers ten thousand years ago. As indicators, they site the nine spoon-shaped hills formed by glacial till, called drumlins, and two kettle ponds formed by depressions of large blocks of ice. Today, those kettle ponds are Wills Hole and Grassy Pond.



Floor Plans



Disclaimer:

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

PROPERTY FEATURES

ROOMS: 8

BEDROOMS: 4

BATHS: 2 Full, 1 Half

APPROXIMATE ACRES: 1.04 Acres

LIVING AREA: 2,658 Square Feet*

STYLE: Colonial

YEAR BUILT: 2000

GRADE SCHOOL: School Choice of Six

MIDDLE SCHOOL: RJ GREY JHS

HIGH SCHOOL: ABRHS

GARAGE: 2-Car Attached, Under

*Living area does not include unfinished walkout basement. Measurements are approximate.

SYSTEMS

APPLIANCES: Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer

AREA AMENITIES: Public Transportation, Shopping, Park, Stables, Golf Course, Bike Path, Conservation Area, T-Station

COOLING: Window AC

ELECTRIC: Circuit Breakers

EXTERIOR FEATURES: Wood Deck, Gutters, Screens, Fenced Yard, Stone Wall

FLOORING: Vinyl, Wall to Wall Carpet, Hardwood

HEATING: Forced Air, Gas, 2 Zones

HOT WATER: Natural Gas

INSULATION: Full

INTERIOR FEATURES: Internet Available - Fiber-Optic

SEWER: Private Sewerage - Title 5: Pass

WATER: Town

UTILITY CONNECTION: Gas Range, Electric Dryer, Washer Hookup

TAX INFORMATION

ASSESSED: \$860,500

2024 TAX: \$14,345

BOOK / PAGE: 62121 / 483

ZONE: R-2

DISCLOSURES

Sale contingent upon Seller finding suitable housing.

Seller reserves the right to Use & Occupancy post-closing up to June 15 to accommodate work and school schedules.

Feature sheet attached to the MLS includes new heating system, new front walkway, high-end pet fence, reinforced deck and more!

EXCLUSIONS

Personal belongings and staging items.

Exclusively Marketed by:



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