

**FICO Realty Group Presents**  
**487 Washington Street Woburn MA 01801**



Gorgeous new construction with fabulous views of Merrimack Valley on a cul-de-sac. One of four new homes in this premier location. This spacious 10 RM, 4 BR, 2 1/2 colonial offers a beautiful kitchen with center island, granite, stainless steel appliances and recessed lighting. In addition to the kitchen. The first floor features a large family room with gas fireplace. The first floor also includes a formal living room with gas fireplace, chair rail and dining room with wainscoting and chair rail, with hardwood with inlay. Also on the first floor enjoy your beautiful sunroom to use for some rest and relaxation. On the second floor enjoy the luxurious master bedroom with bath and two walk-in closets. The second floor also features three additional good size bedrooms. The laundry room and another full bath round out the floor. From the garage enter into a convenient and comfortable mudroom. Full basement for future living space if finished plus already plumbed for a future bath. 3 car garage.

**Offered at \$799,000.00**



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**FICO Realty Group**

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All information supplied by owners; no attempt has been made to verify the same. Sales offerings are made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

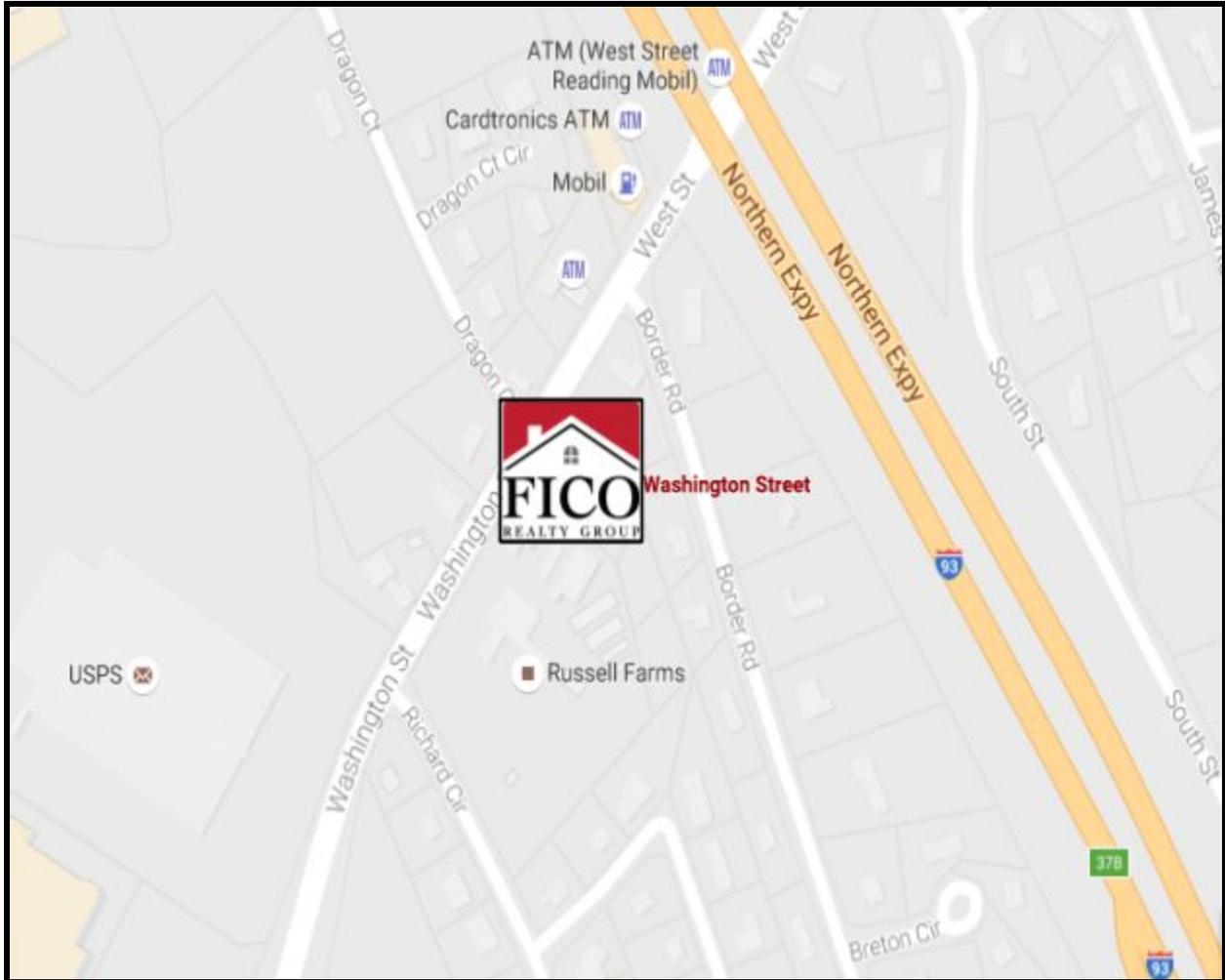
ALL Brokers/Salespersons represent the seller, not the buyer in the marketing and negotiating and sale of any property, unless disclosed. However, the Broker or Salesperson had an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

**Heritage Home Builders  
487 Washington Street Woburn MA 01801**

<p><b>Style- Single Family</b>  <b>Year Built- 2017- to be built</b>  <b>Rooms- 9</b>  <b>Bedrooms- 4</b>  <b>Bath- 2 ½</b>  <b>Living Area- 3220</b></p> <p><b><u>STRUCTURE</u></b>  <b>Foundation- Poured Concrete</b>  <b>Exterior- Vinyl</b>  <b>Flooring- Hardwood</b>  <b>Basement- Yes</b>  <b>Garage- 2</b>  <b>Parking- 4 Off Street</b></p> <p><b><u>SYSTEMS</u></b>  <b>Heat- Gas 4 Zones</b>  <b>Cooling- Central Air 4 Zones</b>  <b>Water- City/Town</b>  <b>Sewer- City/Town</b></p> <p><b><u>LEGAL</u></b>  <b>Zoning- Res</b></p>	<table border="1"> <thead> <tr> <th><b>Rooms</b></th> <th><b>Size</b></th> <th><b>FL</b></th> </tr> </thead> <tbody> <tr> <td>Dining Room</td> <td>16x12</td> <td>1</td> </tr> <tr> <td>Family Room</td> <td>18x16</td> <td>1</td> </tr> <tr> <td>Kitchen</td> <td>17x10</td> <td>1</td> </tr> <tr> <td>Living Room</td> <td>18x12</td> <td>1</td> </tr> <tr> <td>Breakfast Room</td> <td></td> <td>1</td> </tr> <tr> <td>Master Bedroom</td> <td>20x16</td> <td>2</td> </tr> <tr> <td>Master Bathroom</td> <td></td> <td>2</td> </tr> <tr> <td>Bedroom #2</td> <td>16x12</td> <td>2</td> </tr> <tr> <td>Bedroom #3</td> <td>14x12</td> <td>2</td> </tr> <tr> <td>Bedroom #4</td> <td>12x12</td> <td>2</td> </tr> <tr> <td>Bathroom#2</td> <td></td> <td>2</td> </tr> <tr> <td>Bathroom#3</td> <td>Half Bath</td> <td>1</td> </tr> <tr> <td>Laundry</td> <td></td> <td>2</td> </tr> <tr> <td>Study</td> <td>12x12</td> <td>1</td> </tr> </tbody> </table> <p><b>All measurements +or -</b></p>	<b>Rooms</b>	<b>Size</b>	<b>FL</b>	Dining Room	16x12	1	Family Room	18x16	1	Kitchen	17x10	1	Living Room	18x12	1	Breakfast Room		1	Master Bedroom	20x16	2	Master Bathroom		2	Bedroom #2	16x12	2	Bedroom #3	14x12	2	Bedroom #4	12x12	2	Bathroom#2		2	Bathroom#3	Half Bath	1	Laundry		2	Study	12x12	1
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**For more information visit**  
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