



11 SAN MATEO DRIVE, CHELMSFORD, MA

Welcome to the sought-after Old Stage Estates in Chelmsford, MA where opportunity is presented to a buyer of this 3-bedroom 2-full bath raised ranch-style home. Sited on a generous wooded acre, 11 San Mateo Drive has been lovingly cared for and maintained by a single family since 1967.

Enter through the beautiful Wexford glass front door with sidelights and take note of the hardwood and tile flooring throughout. A large bay window allows a cascade of light into the living and dining rooms. The fully applianced eat-in kitchen has exterior access to the wood deck overlooking the private backyard with thoughtful gardens and pathways into the woods. While the living room is enhanced by a fireplace with gas-fired insert, the family room is warmed by a wood-burning fireplace where a sliding glass door leads to a sun room with three sliding glass doors of its own.

The home is live-in ready and appears to simply need cosmetic updates and some TLC. Don't miss this diamond in the rough!



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— GROUP —

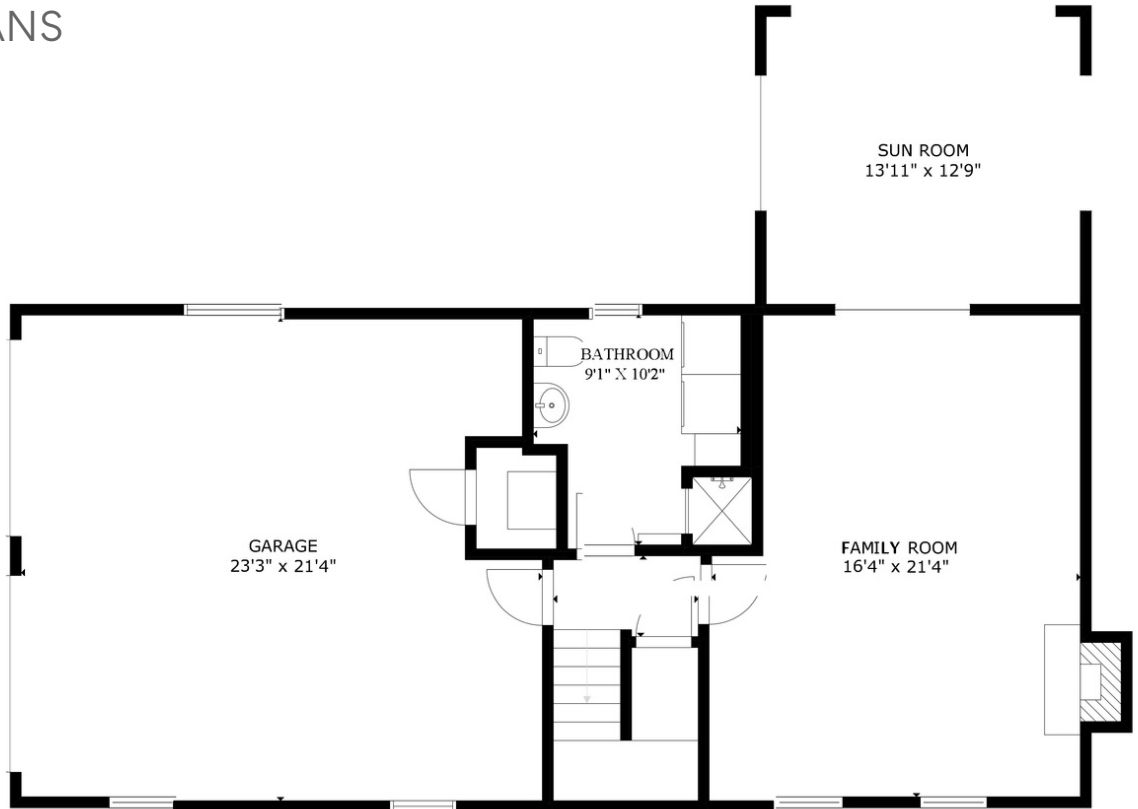
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FLOOR PLANS



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.

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



PROPERTY FEATURES

ROOMS: 7

BEDROOMS: 3

BATHS: 2 FULL

LIVING AREA: 1,827 Square Feet*

STYLE: Raised Ranch, Split Entry

FIREPLACE: 2

YEAR BUILT: 1967

GRADE SCHOOL: South Row

MIDDLE SCHOOL: Parker/McCarthy

HIGH SCHOOL: Chelmsford HS

GARAGE: 2 Attached, Under

**All measurements are approximate. Includes 195 Square Feet in 3-season sunroom and 528 Square Feet in the lower level.*

TAX INFORMATION

ASSESSED: \$571,100 **BOOK / PAGE:** 1850 / 639

2023 TAX: \$8,207 **ZONE:** RB

DISCLOSURES

Seller has not lived in the house. Property offered in "as-is" condition. Appliances about 10 to 15 years old. Double sash replacement windows. Newer Reeds Ferry shed. On-demand hot water heater. Buyer to verify all information and conduct own due diligence. Measurements approximate.

EXCLUSIONS

None.

SYSTEMS & FEATURES

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

AREA AMENITIES: Shopping, Walk/Jog Trails, Stables, Golf Course, Laundromat, Bike Path, Conservation Area, Highway Access, Public School

CONSTRUCTION: Frame

ELECTRIC: Circuit Breakers, 150 Amps

EXTERIOR FEATURES: Deck, Gutters, Storage Shed, Professional Landscaping, Screens, Garden Area, Stone Wall

FLOORING: Tile, Hardwood

INSULATION: Full

HEATING: Forced Air, Gas, 1 Zone

INTERIOR FEATURES: Fiber-Optic Available

COOLING: Central Air, 1 Zone

HOT WATER: Natural Gas, Tankless

SEWER: Town

WATER: Town

UTILITY CONNECTION: Electric Range, Electric Dryer, Washer Hookup



20 BAKER AVE, SUITE 205, CONCORD, MA

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