



3 Willow Lane, Bedford MA

Offered at \$1,469,000

Welcome to Willow Lane, a new community of four premier luxury single family homes in the Classic New England Town of Bedford MA. Located in a beautiful country setting, these thoughtfully built homes sit on three-quarter to one-acre lots and have outstanding wooded views. The homes offer easy care living for busy families and are on a sought after new cul-de sac. This sprawling hip-roof colonial will awe you with its spectacular views of nature. A true recognized value. Willow Lane is proudly developed, built, and marketed by Homes Development Corp.

Other Location Attractions

- Neighborhood Location: Adjacent to the 20-acre Minnie Reid Conservation Area, minutes to the Bedford Market Place (highlighting Whole Foods, and many food, clothing, and shopping options). For convenient commuting, Willow Lane is less than 15 minutes to commuter rail, 2 miles to Route 3, and only 6 miles to Route 495 or 128.
- Recreation: About 3 miles away, there is a very popular boat launching ramp on the 11-mile-long Concord River where it intersects with Carlisle Road (Route 225). You can launch a boat there and head north towards Billerica and Lowell, or head south to Concord to access places such as the Minute Man National Park, Old North Bridge, and the Great Meadows Refuge. The area is also popular with people who fish from the shore.



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Style	Colonial		Approximate Living Area	5200+/-	Rooms	13	Bedrooms	4	
Room	Appx. Size	Floor	Color	Grey-Slate	Land Size	33,173 sf	Garage	2 Car - Oversized	
Rec Room	44x30	LL	Full Baths	4	Cooking Appliances	Bosch	Heat	Hot Air	
Living Room	15x14	1	Half Baths	1	Dishwasher	Bosch	Fuel	Propane	
Kitchen / Eat in Dining	15x16 / 11x20	1	Fireplace	1	Refrigerator	Bosch	Heat Zones	4	
Family Room	18x16	1	Floors: Main	Red Oak	Electric	200 Amps	Air Cond.	4 Zones A/C	
Dining Room	15x14	1	Floors: Bedrooms	Red Oak	Network Wiring	CAT6	Exterior	Hardie	
Foyer	13x16	1	Floors: Kitchen	Red Oak	Sewer	Public	Roof Type	Architectural	
Mudroom	7x17	1	Laundry	2nd Fl.	Water	Public	Directions	GPS: 30 Chelmsford Rd.	
Master Bedroom / Sitting Room	15x19 15x11	2	Deck	Composite 12 x 20	Irrigation	In ground			
Guest Suite	16x15	2	Foundation	Poured, 2 rows of re-bar	Schools	Eleazer Davis (K-2); Job Lane (3-5); John Glenn (6--8); Bedford High (9-12)	Disclosures	HOA, Easement on Side lot line	
Bedroom 2 Jack and Jill	15x14	2			Warranty	One Year	Selling Commission	2.5%	
Bedroom 4 Jack and Jill	20x14	2							
Optional Finished Attic	600 sq.ft.	3							
									
			<p>781.862.7663 www.willowlanebedford.com</p>						

The homes on Willow Lane feature timeless New England designs that are widely admired for their simple elegance and beauty at home with acres of peaceful beauty waiting just beyond your door. Each home includes three levels of finished area, upper levels ready for future finishing, energy-efficient design, extra deep garage bays to accommodate an abundance of storage, and an elevated array of standard features for the discerning new home buyer.

Marketed Directly by the Builder:

Homes Development Corp ~ WWW.WillowLaneBedford.com

Contact: Joe Marino, Cell 617-633-0039; Office 781-862-7663;

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Note: Every effort has been made to insure the accuracy of this information; however, it is not guaranteed, and is subject to errors, omissions, change of house specifications and/or features. Living area and room sizes are approximate.