



5 Willow Lane, Bedford MA Offered at \$1,425,000

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 Classic Center Entrance 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.



5 Willow Lane, Bedford MA

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|--------------------------------------|-------------------|--------------|---|--------------------------|---------------------------|---|---------------------------|--|--|
| Style | Colonial | | Approximate Living Area | 5200+/- | Rooms | 13 | Bedrooms | 4 | |
| Room | Appx. Size | Floor | Color | Taupe | Land Size | 40,548 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, Drain Easements on side lot lines | |
| 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 | | | | | | | |
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| | | | <p style="text-align: center;">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;

Email: Joe@HomesDevelopmentCorp.com

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. Assessed value and taxes are based on partially completed home. Dimensions and Measurements are Approximate. Broker is Owner / Developer / Builder. There is a HOA and Private Covenants. HOA will be deeded the open space lot prior to sale of last lot. Formal Conservation Restriction on open space lot.