

31 SQUANNACOOK ROAD

SHIRLEY, MA 01464

\$399,000 | 2+ BEDS | 2+ BATHROOMS | 6+ CAR PARKING | 1722+ SQUARE FEET



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Ten riverfront acres! Relax in this lovely country chalet. 1,700+ square feet of contemporary living space features first floor master suite with private bath, two large decks, and glass galore, (excellent passive solar collection!).

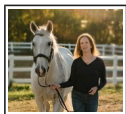
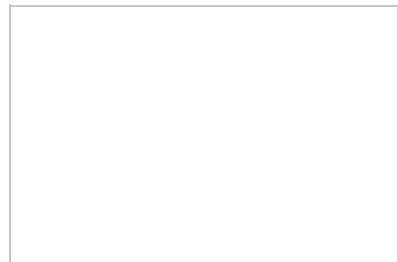
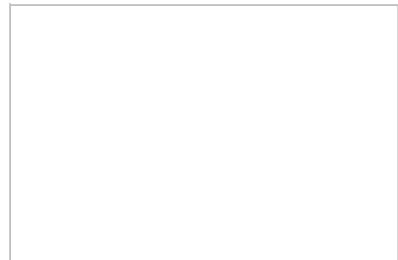
Attractive wood stove installation with brick hearth and exposed chimney, provides cozy backup to a wood/oil hybrid furnace in the full basement. Open concept living, dining & kitchen.

Upstairs large, private bedroom is opposite an open airy loft, used as an office/guest room, makes good use of high-gabled vertical space.

The lower level 2-car garage and workshop provide drive-in winter comfort and convenience. Recent improvements include new roof, oil tank and well, ensuring up to date infrastructure. \$850/month rental income from separate rental unit set back on property.

The chalet sits on 10 lush, wooded acres with trails and 1,0...

- 10 Acres!
- River Frontage
- Income rental unit
- Passive solar
- 1st floor master bedroom suite



AGENT INFORMATION

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ABOUT GINETTE BROCKWAY

Ginette Brockway has been a leading Realtor since 1991. She specializes in residential properties ranging from condominiums to large horse farms and estates. She provides the finest resources in terms of market expertise and the latest technology to better serve her clients in a dynamic market.

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