

CALL US TO SEE THIS PROPERTY  
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MLS # 71022688 - Price Changed  
 Single Family - Detached

238 Bragg Hill Road List Price: **\$394,000**  
 Westminster, MA 01473  
 Worcester County  
 Style: **Colonial** Color:  
 Total Rooms: **8** Bedrooms: **3**  
 Full/Half/Master Baths: **3/1/Yes** Fireplaces: **1**  
 Grade School: **Meetinghouse** Middle School:  
 High School: **Oakmont**  
 Neighborhood/Sub-Division:  
 Directions: **S. Ashburnham Road to Bragg Hill Road - mapquest.com**

**Remarks**

**Large custom built colonial located off of the beaten path on a large wooded lot in the quiet countryside of Westminster. Currently being used as a 4 bedroom house . This home is charming and begs to be filled with guests enjoying its plentiful spaces inside and out. Inside their is lots of room to relax or have guests over with a big family room that you can walk out onto a patio that lead to a deck that wraps around the pool. This house is a must see!**

**Property Information**

Approx. Living Area: **3286 sq. ft.** Approx. Acres: **3.46 (150718 sq. ft.)** Garage Spaces: **2 Attached, Under**  
 Living Area Includes: **Finished Basement** Heat Zones: **3 Central Heat, Hot Water Baseboard, Electric Basebd, Oil** Parking Spaces: **8 Off-Street**  
 Living Area Source: **Owner** Cool Zones: **Other (See Remarks)** Approx. Street Frontage:  
 Living Area Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:		<b>16x14</b>	--
Dining Room:		<b>11x9</b>	<b>Hard Wood Floor</b>
Family Room:		<b>22x16</b>	<b>Fireplace, Cathedral Ceilings</b>
Kitchen:		<b>22x14</b>	<b>Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops</b>
Master Bedroom:		<b>18x13</b>	<b>Full Bath, Balcony /Deck</b>
Bedroom 2:		<b>14x11</b>	--
Bedroom 3:		<b>12x11</b>	--
:		<b>13x11</b>	--
:		<b>32x15</b>	--

**Features**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Area Amenities: **Golf Course, Medical Facility, Laundromat**  
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Garage Access**  
 Beach: **No**  
 Construction: **Frame**  
 Energy Features: **Insulated Windows**  
 Exterior: **Vinyl**  
 Exterior Features: **Enclosed Porch, Deck, Covered Patio/Deck, Balcony, Above Ground Pool, Gutters**  
 Flooring: **Wood, Tile, Wall to Wall Carpet**  
 Foundation Size: **0**  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Oil, Tank**  
 Insulation: **Full**  
 Interior Features: **Security System, Cable Available, Wetbar, Walk-up Attic**  
 Lot Description: **Wooded, Paved Drive**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **Private Water, Private Sewerage**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **Yes**  
 Disclosures:  
 Exclusions: **Shed,Downstairs Refrigerator**  
 Home Own Assn: **No**  
 Lead Paint: **None**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **2001** Source: **Owner**  
 Year Built Description: **Actual**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$472,000**  
 Tax: **\$5635.68** Tax Year: **2008**  
 Book: **2889** Page: **188**  
 Cert:  
 Zoning Code: **r**  
 Map: Block: Lot:

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