



Visit us at  
[BradfordMeadowsTownhomes.com](http://BradfordMeadowsTownhomes.com)

*Bradford Meadows welcomes you home...*

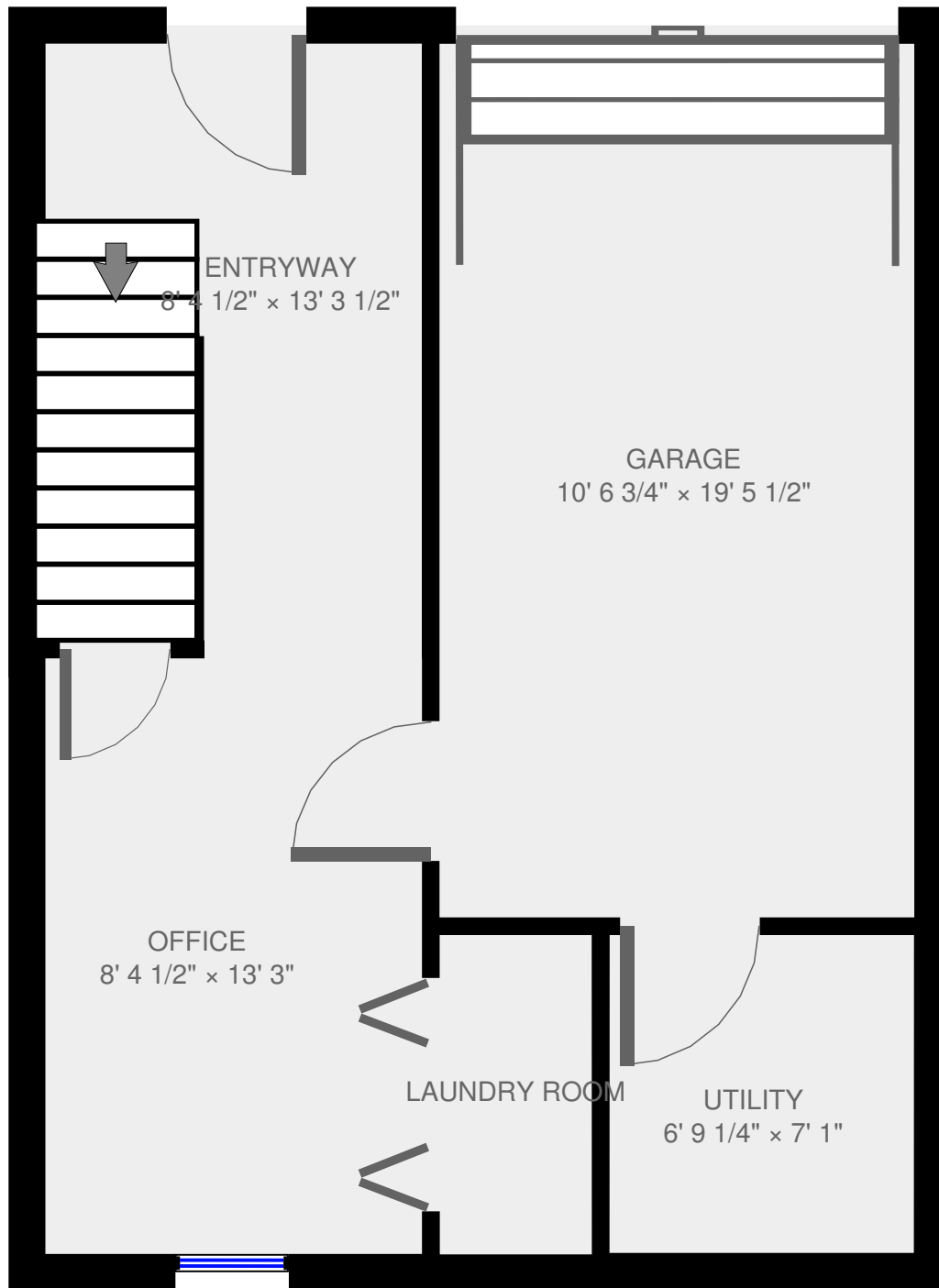
*Marketed By:  
Stephanie Jones  
978-886-2543 Mobile  
978-475-4411 x4217 Office  
[stephanie@soldbystephanie.com](mailto:stephanie@soldbystephanie.com)*



BERKSHIRE  
HATHAWAY | Verani Realty  
HomeServices



# Ground Floor

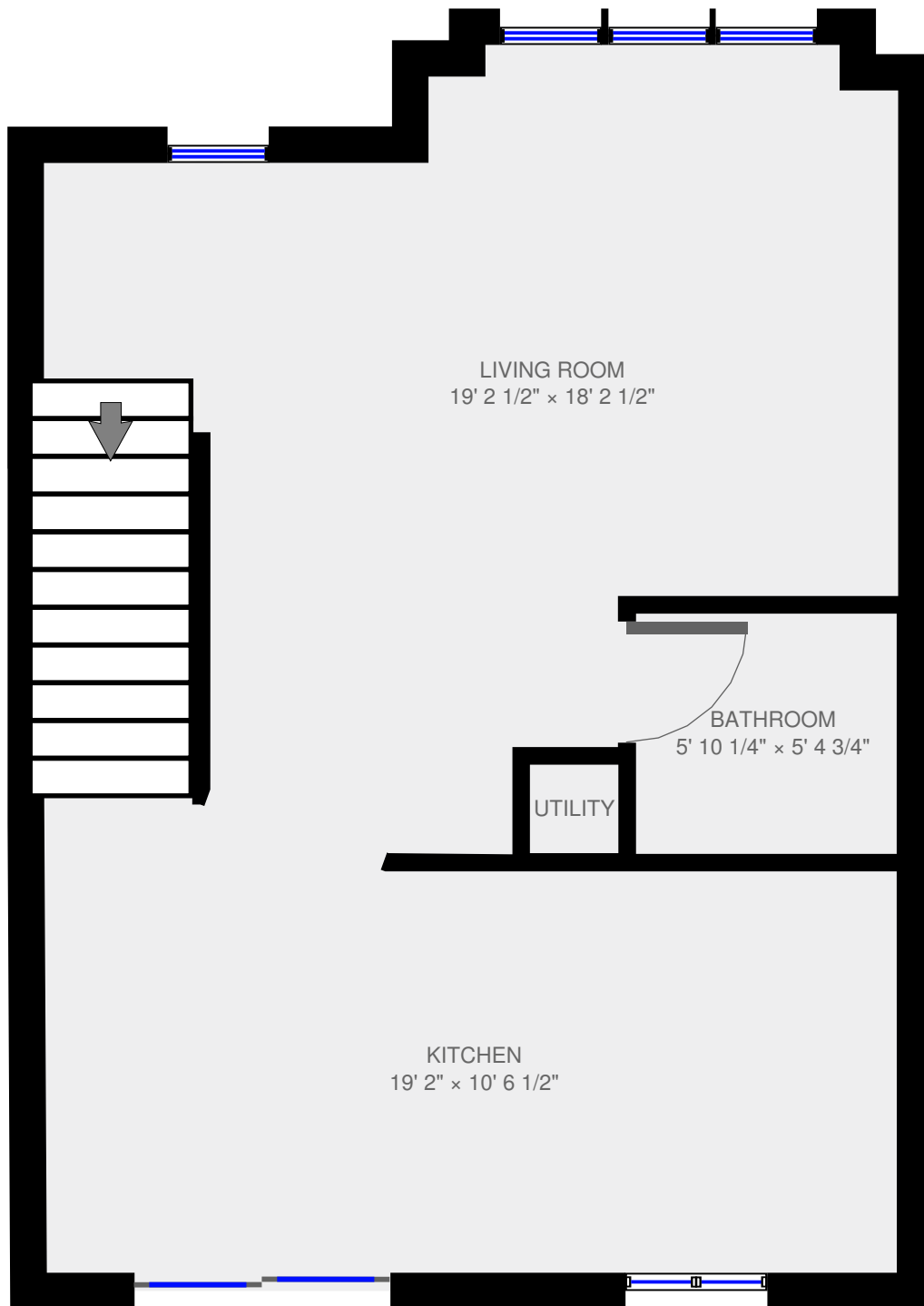


All measurements approximate.

---

## 2 Cross Street, Haverhill

# 1st Floor

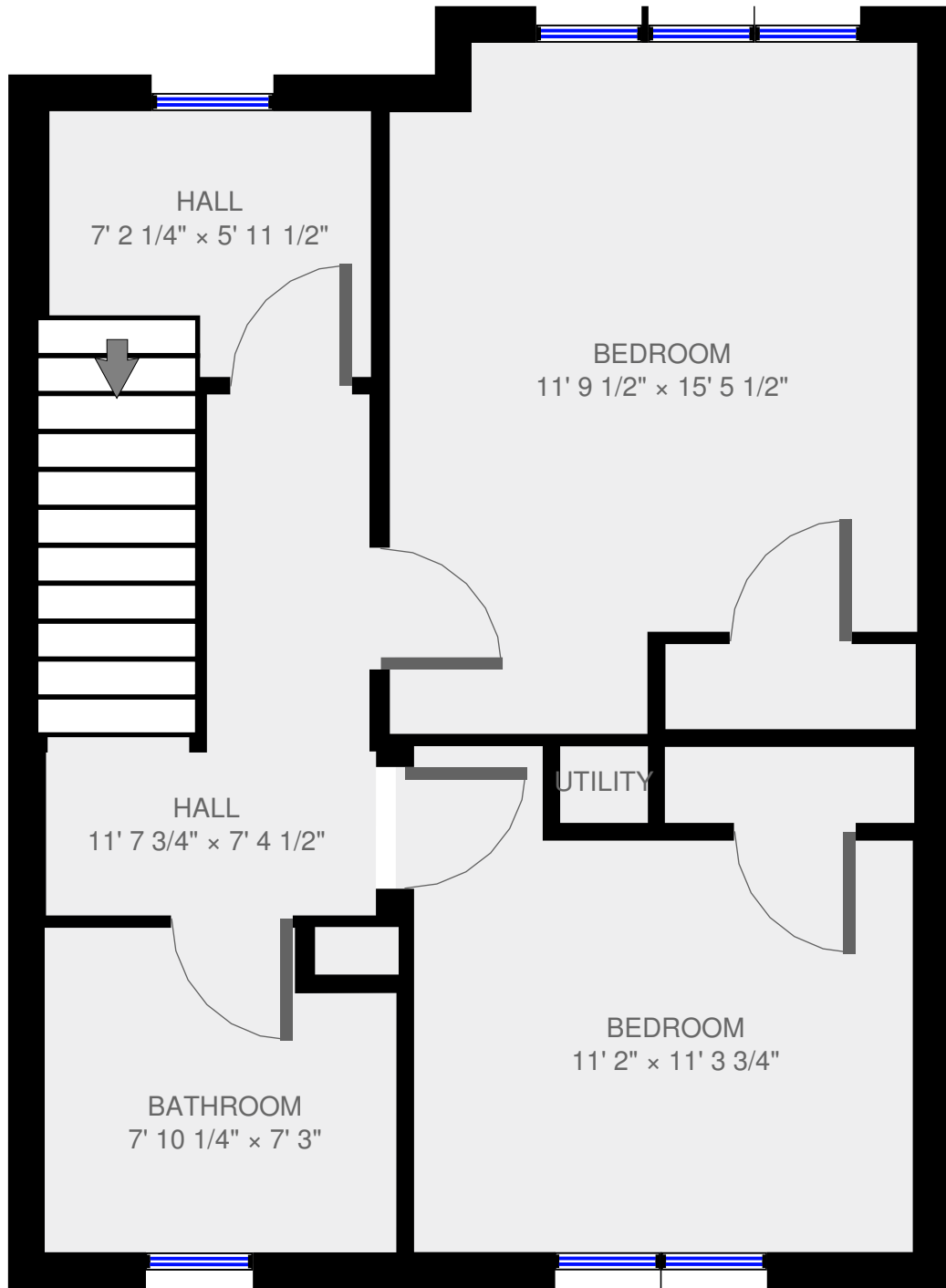


All measurements approximate.

---

## 2 Cross Street, Haverhill

# 2nd Floor

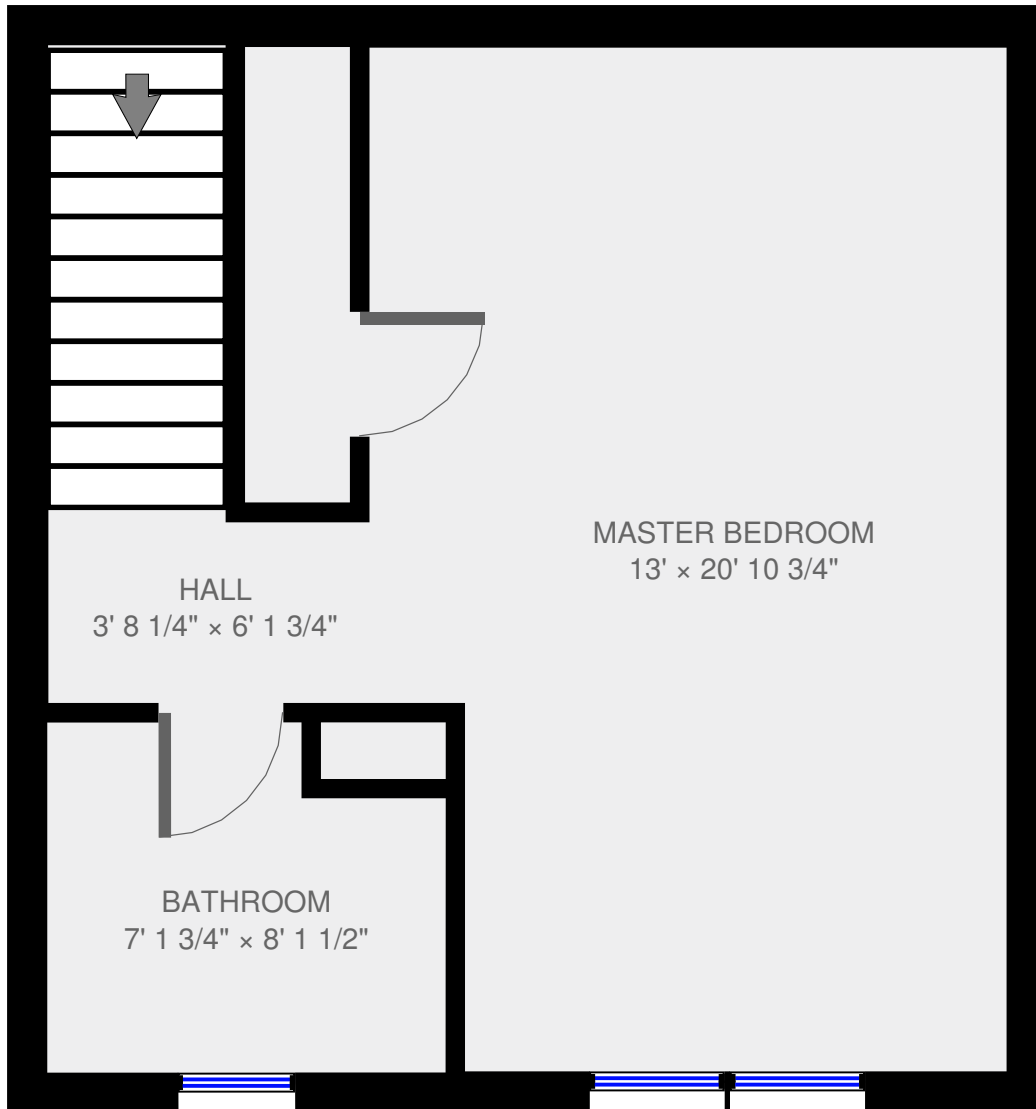


All measurements approximate.

---

## 2 Cross Street, Haverhill

# 3rd Floor



All measurements approximate.

---

## 2 Cross Street, Haverhill

# Sold By Stephanie

## 978- 886-2543



Facsimile

MLS # 72025540 - Active

Condo - Townhouse, Attached

2 Cross Road - Unit 10  
Haverhill, MA: Bradford, 01835  
Essex County

List Price: **\$299,900**

Unit Placement: **End**  
Unit Level: **1**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Available: **Yes - Common**  
Handicap Access/Features: **No**  
Directions: **Boston or Knipe Road to Cross Road**

Total Rooms: **6**  
Bedrooms: **3**  
Bathrooms: **2f 1h**  
Master Bath: **Yes**  
Fireplaces:

### Remarks

**INTRODUCING BRADFORD'S NEWEST TOWNHOMES; BRADFORD MEADOWS!! CUSTOM CONSTRUCTION UNDER \$300K??? AMAZING; YOU HAVE THE ABILITY TO CHOOSE GRANITE FROM BUILDER SAMPLES as well as carpet color. This end unit boasts 3 beds, 2.5 baths with over 1850 sf of living area. Main living area boasts HW floors throughout w/an open concept highlighting a kitchen with your selections! A large slider off the dining area allows sun to soak in while enjoying the deck overlooking your exclusive use backyard. Flexible master suite on 2nd or 3rd floor. Bradford Meadows offers you the charm of Bradford & all the conveniences of the area: 2 minutes to Cedardale Health & Fitness to enjoy the pool, tennis courts or work out. Enjoy the best of North Andover and Haverhill. Just minutes to Rte 495 makes this a commuters dream location.**

### Property Information

Approx. Living Area: **1,850 Sq. Ft. (\$162.11/Sq. Ft.)** Approx. Acres:  
Living Area Includes: Heat Zones: **2 Forced Air, Gas** Garage Spaces: **1 Under, Garage Door Opener, Storage, Insulated**  
Living Area Source: **Unit Floor Plan** Cool Zones: **2 Central Air** Parking Spaces: **1 Off-Street, Deeded, Paved Driveway**  
Living Area Disclosures: **Per builder** Levels in Unit: **4**  
Disclosures: **Builder's limited 1 year warranty available. Condo docs in progress. Abutts conservation area, an order of conditions in place to protect**

### Complex & Association Information

Complex Name: **Bradford Meadows** Units in Complex: **10** Complete: **No** Units Owner Occupied: Source:  
Association: **Yes** Fee: **\$250 Monthly**  
Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Refuse Removal, Reserve Funds**  
Special Assessments: **No**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18X15	Flooring - Hardwood
Dining Room:	1	11X8	Flooring - Hardwood, Balcony - Exterior, Exterior Access, Slider
Kitchen:	1	12X9	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Stainless Steel Appliances, Gas Stove
Master Bedroom:	3	21X16	Flooring - Wall to Wall Carpet
Bedroom 2:	2	15X12	Flooring - Wall to Wall Carpet
Bedroom 3:	2	11X11	Flooring - Wall to Wall Carpet
Bath 1:	1	6X6	Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2	8X7	Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	3	8X7	Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	B	7X4	Dryer Hookup - Gas
Office:	B	11X9	Flooring - Wall to Wall Carpet

### Features

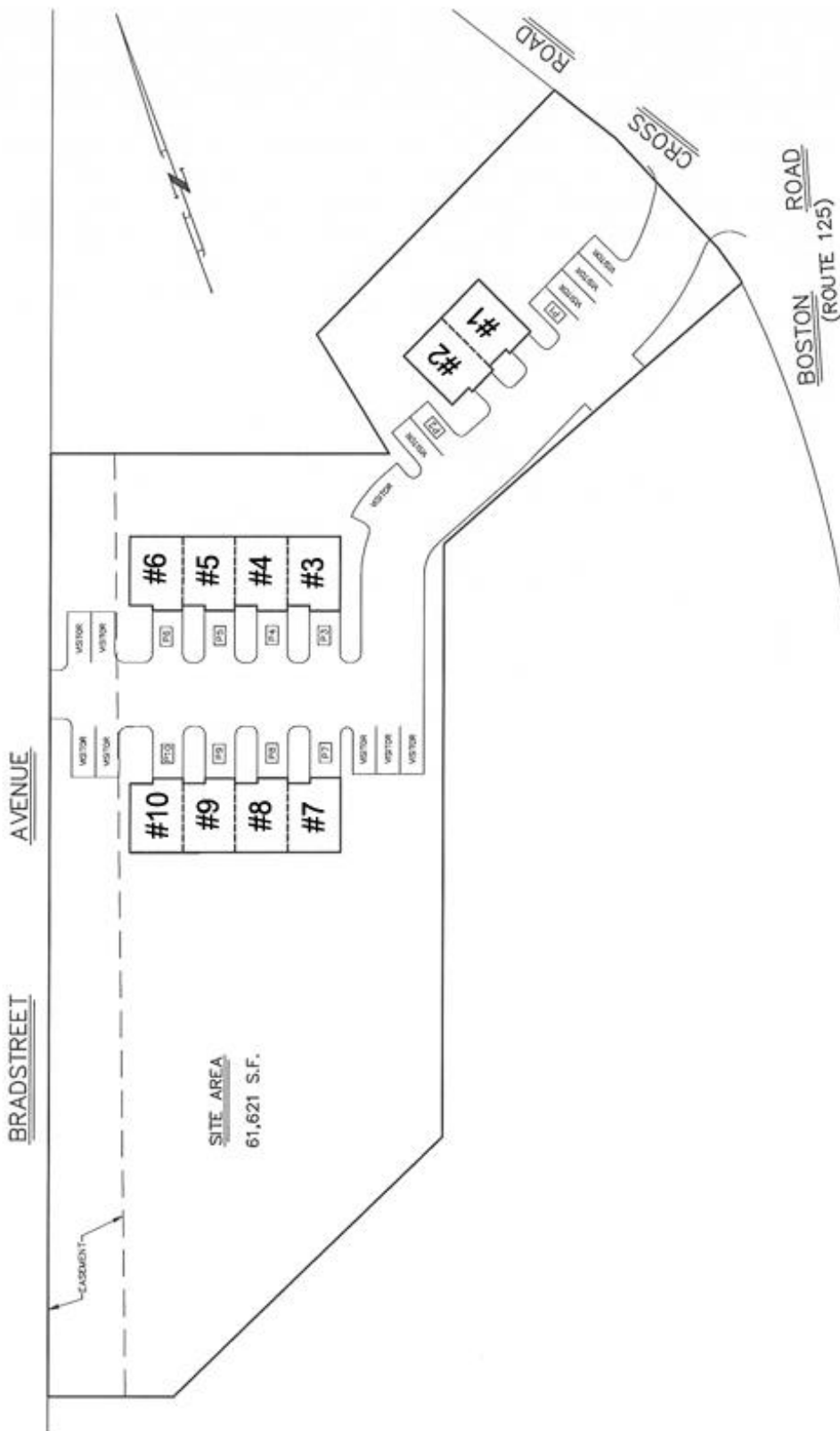
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Medical Facility, Highway Access, House of Worship, Private School**  
Appliances: **Range, Dishwasher, Disposal, Microwave**  
Association Pool: **No**  
Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Garage Access, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Docs in Hand: **Floor Plans**  
Electric Features: **200 Amps**  
Energy Features: **Insulated Windows**  
Exterior: **Vinyl**  
Exterior Features: **Deck - Wood**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Hot Water: **Natural Gas**  
Insulation Features: **Full, Fiberglass**  
Interior Features: **Cable Available**  
Management: **Developer Control**  
Pets Allowed: **Yes w/ Restrictions Small Pets**  
Roof Material: **Asphalt/ Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Gas Range, for Gas Dryer**  
Waterfront: **No**  
Water View: **No**

### Other Property Info

Adult Community: **No**  
Elevator: **No**  
Disclosure Declaration: **No**  
Exclusions: **Buyer to provide ceiling fan; builder provides wiring to the location.**  
Green Certified: **No**  
Laundry Features: **In Unit**  
Lead Paint: **None**  
UFFI: **No** Warranty Features: **Included**  
Year Built/Converted: **2016**  
Year Built Source: **Builder**  
Year Built Desc: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

### Tax Information

Pin #:  
Assessed: **\$9,999,999**  
Tax: **\$4,592** Tax Year: **2016**  
Book: **34561** Page: **124**  
Cert:  
Zoning Code: **Mixed use**  
Map: Block: Lot:





# ***Bradford Meadows***

## GENERAL SPECIFICATIONS

6 Rooms, 3 Bedroom, 2.5 Baths

1 Car Garage

1,850 square feet

### KITCHEN

- Granite countertop your choice; selection from builder sample
- 4 cabinet choices see builder samples: Toasted antique, white, rouge Hinsdale, Espresso (see samples)
- 4 recessed lights
- Brushed nickel knobs
- Sink – one piece stainless steel
- Stainless steel Dishwasher, Gas Range, hood fan & Microwave from builders' package or \$1,500 allowance from C & K Appliances in Andover
- Garbage Disposal

### BATHS

- Granite vanity tops – choice from builder samples
- One piece fiberglass tub/shower unit
- 4 cabinet choices: toasted antique, white, rouge Hinsdale, Espresso (see samples)
- Tile flooring in all baths - choice of tile from builder's samples
- 1/2 bath has 30" vanity
- Each full bath has 36" vanity

### FLOORS

- Red Oak flooring: kitchen, living room & stairs to 1st & 2nd floor
- Carpet in bedrooms: \$18 per sq yard installed
- Hastings Flooring 508-521-8848

### INSIDE FINISH

- Benjamin Moore ® (or equivalent) wall paint– off white
- Each additional color \$300 each room; up to 3 colors maximum
- Brush nickel door knobs

### WOODWORK

- Colonial baseboard 5 1/2"
- Six panel Masonite doors (painted white)
- All wood surfaces to be painted (white)
- 2 1/2" Colonial casing trim around doors & windows

### WINDOWS and DOORS

- Energy efficient double glazed Tilt in Vinyl windows
- Fiberglass insulated exterior doors
- All screens provided

### FOUNDATION and BASEMENT

- 4' concrete floor
- 10" foundation walls



## UTILITIES

- Cable hook-up in Living Room and in each bedroom
- Telephone hookups in living room and 3rd floor bedroom
- Utilities: natural gas, electric, telephone and cable
- Town water and sewer

## HVAC & PLUMBING

- Gas FHA heat 2 zone
- Central Air Conditioning
- Self-programming thermostat
- On Demand tankless Hot Water Heater

## ELECTRICAL

- 200 AMP Circuit Breaker panel
- Ceiling fan wiring provided in each bedroom
- 2 exterior outlets; 1 in the front, 1 at the rear

## EXTERIOR

- Vinyl Siding: “Sterling Silver” with 2 sets of black shutters
- Roof is 25 year architectural asphalt shingles
- 2 x 6 construction
- 1 car garage with electric garage door openers and one exterior keypad
- Driveway – hot top for 1 car
- One Doorbell at front door
- 1 exterior faucet, 1 faucet in the garage

## EXTERIOR FEATURES

- Disturbed areas 25’ from foundation walls to be loomed and hydro seeded
- Rear deck and stairs – pressure treated wood
- Exclusive use back yards

## ENERGY EFFICIENCY

- Insulation – Interior Walls R15
- Insulation - Exterior Walls R21
- Insulation – between units R30
- Attic –R49

All Rights Reserved

Disclaimer: all information contained on this 2-page document are subject to change without notice.

