



One Bobby Jones Drive | Andover
Andover County Club | Eagles Place

Features & Facts

Square Footage:	3,454 Square Per Town Public Record (Including All Levels)
Rooms:	7 Rooms 2 Bedroom Suites 2 Full & 2 Half Bathrooms
Preferred Closing Date:	August 25 th (or soon thereafter)
Monthly Condo Fee:	\$799 (Includes: Master Insurance, Water, Sewer, Pool, Clubhouse, Landscaping, Snow Removal, Trash Removal, Reserves, Management Fee).
Taxes:	\$12,174.00
Assessment:	There is an assessment now pending. Sellers have made the first of three payments. Buyers are responsible for second and third payments in 2023 and 2024 (~\$6,200 each payment). Assessment is for the replacement of the roof in future. The exterior of building is scheduled to be painted 2023/2024. The exterior deck railings are scheduled to be replaced when building is painted.
Included:	Kitchen Appliances, Washer & Dryer (Unit is suited for both electric and gas dryer)
Excluded:	Valances in 2 nd Bedroom

- End Unit (West) | Front Facing | Private
- Unobstructed Course Views of 5th Tee
- 2 Bedroom Suites on Second Floor
- 2 Full Bathrooms & 2 Powder Rooms
- Front Facing 2 Car Garage
- Private Driveway with pavers. Pavers also on front entrance walkway
- Mid-Level Family Room with Built-In Gas Fireplace Over Garage
- 9' Ceilings on First Floor
- Front Entry Double Door
- Finished Lower Level with Bonus Office | Family Room | Walk-Out Lower Level
- Soaring Vaulted Ceilings
- Kitchen has Island with Vented Cooktop, Granite Countertops, and 3-Sided Walk-Out Bay with Ample Seating for Eat-in Kitchen (Gas Available)
- Custom Built-in Shelving in Living Room & Mid-Level Family Room

- 2nd Floor Master Suite Boasts Beautiful Course Views with With Tray Ceilings, Custom Millwork, Custom Closets, Bonus Storage, Built-In Gas Fireplace and Recessed Lighting. Master Bath has Private Water Closet, Double Sinks, Glass Enclosed shower (updated in 2020) and Jacuzzi
- 2nd Bedroom Suite With Tray Ceiling & Soaking Tub
- Hardwood Flooring - Living Room, Dining Room, Kitchen & Foyer (Walnut Inlay – Living and Dining Room)
- Custom Wood Molding Details Throughout
- Overlooking the Golf Course is Large Living Room with Large Windows overlooking the Golf Course and Built-In Gas Fireplace. Adjoining Dining Room With Sliding Doors Leads to Private Wrap Around Deck.
- Upgraded Custom Closets
- Hunter Douglas Window Treatments Throughout Home
- Water Heater (2020)
- Lower-Level Utility Room with Bonus Storage
- First Floor, Stairwell & Mid-Level Family Room Painted 2020
- Fireplaces Clean and Serviced June 2022
- Pull-Down Attic for Extra Storage
- Association's Exclusive Inground Pool & Clubhouse

Buyers & Agents to do their own due diligence. No representations or warranties. Square footage with town records has not been verified.