



# EQUINE HOMES®

## REAL ESTATE PROFESSIONALS



### 15 SILVERMINE ROAD BOXFORD, MASSACHUSETTS

Meticulous and lovingly maintained, this beautifully landscaped home sits on a majestic 7.7 acres, which includes a potentially DEVELOPABLE 2.2 acre lot! This 1972 split entry features four bedrooms, two baths, two fireplaces and an IN-LAW suite on lower level. A massive bright, sunny Great Room and three-season porch that was added in 2004. Central air, updated bath, granite counters, and center island w/cooktop all make this home the place you'll want to come home to. All floors oak and tile. Fully automatic 20KW generator, Newer furnace and water treatment system. Sweet gambrel roof barn with 6 stalls, water, electric and abundant, lush paddocks. **OPTION to purchase house with 5.4 acres at \$689,000.**

*Offered at \$879,000*

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OFFERING A FINE SELECTION OF EQUESTRIAN AND COUNTRY PROPERTIES  
[WWW.EQUINEHOMES.COM](http://WWW.EQUINEHOMES.COM) | 800.859.2745



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### 15 SILVERMINE ROAD BOXFORD, MASSACHUSETTS

#### OVERVIEW

Located North of Boston in Essex County, Boxford is a rural, geographically large town with almost no commercial development and easy access to major highways. The Town was incorporated in 1685. Heavily forested with many scenic hiking and riding trails. Boxford is also home to numerous lakes, ponds, streams, wildlife, flora and fauna and has received the prestigious Tree City USA award for the fifth consecutive year.

#### HOME FEATURES

- Total 2,200 SF (excludes 3-season porch)
- Four (4) bedrooms
- Two (2) full baths
  - Air jet tub
  - Completely updated main bath
- Granite countertops in kitchen
- In-law suite w/ full kitchen in lower level
- Central Air
- Oil Furnace - Energy Star
- All floors Oak / Tile
- All doors solid core
- Fully Automatic 20KW generator

#### LAND FEATURES

- Includes an abutting potential 2.2 acre building lot (soil tests in progress)
- Beautiful mature fruit trees & perennial gardens
- All land clear and dry

#### EQUESTRIAN FEATURES

- Six Stall Barn - 10 x 10 stalls
- Electric
- Frost-free hydrant
- Tack room
- Hay storage capacity 350 bales - hay drop
- Four (4) paddocks
- Total 3.5 acres of lush, grassy turnout

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