



## Single Family - Detached

**8 Breckenridge Dr  
Billerica, MA 01821  
Middlesex County**

List Price: **\$984,900**

Style: **Colonial**

Total Rooms: **7**

Color: **Gray**

Bedrooms: **3**

Grade School: **Ditson**

Bathrooms: **2f 1h**

Middle School: **Locke**

Main Bath: **Yes**

High School: **BMHS/TECH**

Fireplaces: **1**

Approx. Acres: **0.7 (30,535 SqFt)**

Approx. Street Frontage: **150 Ft.**

Handicap Access/Features: **No**

Neighborhood/Sub-Division: **Breckenridge Estates**

Directions: **Rt 3 to Pinedale Avenue to Breckenridge Drive**

**LOCATION! LOCATION! Welcome to 8 Breckenridge Drive, a stunning colonial home on a private ¾-acre lot in a sought-after neighborhood on a tranquil cul-de-sac street at the Burlington/Billerica line. Built in 2012, this impeccably maintained property features 3 generously sized bedrooms, bright open living area, modern kitchen with SS appliances, granite countertops w/island & pantry, formal dining room boasts chair rail, tray ceiling, double crown molding & elegant archway, magnificent family room w/cathedral ceilings & gas fireplace, while the cozy living room is just off the kitchen. Spacious backyard with a freshly painted deck & mature landscaping, ideal for outdoor entertaining. Primary suite with walk-in closet & full bath w/double vanity. Large 2+ car garage w/storage, irrigation system, generator connection, ½ bath on main level includes front loading W/D & immense expansion potential in walk-up attic. Don't miss the chance to make this stunning property your own!**

### Property Information

Approx. Living Area Total: **2,440 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Measured**

Approx. Above Grade: **2,440 SqFt**

Approx. Below Grade: **0 SqFt**

Living Area Disclosures:

Heat Zones: **2 Forced Air, Gas**

Cool Zones: **2 Central Air**

Parking Spaces: **6 Off-Street, Paved Driveway, On Street Without Permit**

Garage Spaces: **2 Attached, Under, Garage Door Opener, Storage, Side Entry, Oversized Parking**

Disclosures:

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12'7"X14'5"	Ceiling Fan(s), Flooring - Hardwood, Main Level, Lighting - Overhead, Crown Molding, Decorative Molding
Dining Room:	1	12'5"X13'10"	Flooring - Hardwood, Main Level, Chair Rail, Recessed Lighting, Wainscoting, Lighting - Overhead, Archway, Crown Molding, Decorative Molding, Tray Ceiling
Family Room:	1	25'1"X15'1"	Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Window(s) - Picture, Main Level, Chair Rail, Open Floor Plan, Recessed Lighting, Wainscoting, Archway
Kitchen:	1	29'X26'2"	Flooring - Hardwood, Dining Area, Balcony / Deck, Pantry, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Exterior Access, Open Floor Plan, Recessed Lighting, Slider, Stainless Steel Appliances, Gas Stove, Lighting - Pendant, Lighting - Overhead, Archway, Crown Molding
Main Bedroom:	2	12'7"X17'11"	Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup, Double Vanity, High Speed Internet Hookup, Lighting - Overhead
Bedroom 2:	2	14'7"X11'6"	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Cable Hookup, Lighting - Overhead
Bedroom 3:	2	11'11"X12'2"	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Cable Hookup, Lighting - Overhead
Bath 1:	1	6'X3'4"	Bathroom - Half, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Dryer Hookup - Gas, Washer Hookup, Lighting - Overhead
Bath 2:	2	7'7"X8'8"	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Double Vanity, Lighting - Overhead
Bath 3:	2	7'5"X8'8"	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Double Vanity, Lighting - Overhead
Laundry:	1		Flooring - Stone/Ceramic Tile
Foyer:	1	9'6"X15'10"	Flooring - Hardwood, Lighting - Overhead, Closet - Double
Sitting Room:	2	9'11"X19'11"	Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Window(s) - Picture, Lighting - Overhead

## Features

Appliances: **Range, Disposal, Microwave, Refrigerator, Washer, Dryer, Dishwasher - ENERGY STAR**  
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**  
Basement: **Yes Full, Interior Access, Garage Access, Concrete Floor, Unfinished Basement**  
Beach: **No**  
Construction: **Frame**  
Electric: **200 Amps**  
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**  
Exterior: **Vinyl**  
Exterior Features: **Deck - Wood, Gutters, Professional Landscaping, Sprinkler System**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Foundation Size: **36X28 + 24X16**  
Foundation Description: **Poured Concrete**  
Hot Water: **Tankless**  
Insulation: **Full**  
Interior Features: **Security System, Cable Available, Walk-up Attic, Wired for Surround Sound, Internet Available - Fiber-Optic**  
Lot Description: **Paved Drive**  
Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Terms: **Contract for Deed**  
Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup, Generator Connection**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

## Other Property Info

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions: **Generator, TVs, Furniture and Rugs.**  
Facing Direction: **Southeast**  
Home Own Assn: **No**  
Lead Paint: **None**  
UFFI: Warranty Features:  
Year Built: **2012** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

## Tax Information

Pin #:  
Assessed: **\$806,600**  
Tax: **\$9,107** Tax Year: **2024**  
Book: **26862** Page: **133**  
Cert: **03/29/2012**  
Zoning Code: **RES**  
Map: **0091** Block: **0185** Lot: **1**

## Firm Remarks

**Measurements/Floor Plans for Marketing Purposes. Visit the property website <https://8breckenridgedr.com/> for additional pictures, updates, detailed information and more. Buyer Agents - Showings available before Open House w/specific times. Offer Instructions attached in MLS & Website. Seller is offering a buyer agent commission.**

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