

58 NEILLIAN STREET, BEDFORD

FEATURES & HIGHLIGHTS

Thank you for your interest in this stunning new home. We've compiled information about the specifications made into the following fact sheet for your convenience.

Presented by Daria Miano

NOTABLE DESIGN FEATURES

- Private entryway which features custom masonry, keypad door locks and modern lighting.
- Vaulted ceilings, KitchenAid EnergyStar appliances, a large island and a floating acacia dining table in eat-in area.
- Wide-plank hardwood flooring throughout the first, second, and third floors.
- 3.5 bathrooms across 4 finished levels.
- First floor primary bedroom includes an ensuite bath and walk-in closet!
- Lower level includes a full bath and egress window allowing potential use as an additional bedroom suite.

GREEN HOME FEATURES

- **PEARL CERTIFIED PLATINUM HIGH PERFORMING HOME** offers superior energy efficiency, comfort, and operating cost savings!
- Midea HVAC Heat Pumps paired with energy recovery ventilators (ERV) yield improved indoor air quality, efficiency and comfort.
- Heat pump hot water heater with 80 gallon tank.
- Full suite of EnergyStar appliances.
- SOLAR READY infrastructure and included EV charger.

PROPERTY & NEIGHBORHOOD HIGHLIGHTS

- Professionally landscaped backyard, a paver patio, and a privacy fence.
- Private driveway with 3 off-street parking spots.
- Convenient commuter location! Easy access to Rt 128/I-95, the Minuteman Commuter Bikeway and Bedford's highly rated schools.
- Enjoy Bedford's town center and numerous shopping and dining options.
- Bedford is also home to many conservation areas & trails!

Visit 58NeillianSt.com for a multimedia tour & more!