

# 17 Iris Road Leominster, MA



Fabulous expanded Cape tucked away on a private .51 acre. Grand front to back Living Room with laminate wood flooring. Sophisticated open floor plan with spacious Kitchen and Dining Room. The Family Room steals the show with stunning cathedral ceiling, Palladian window, in-wall/ceiling speakers and slider leading to the private 12x10 deck. Oak stair treads add style and flare to the Entrance Hall taking you to the second level with large Master Bedroom and a second and third bedroom. Finished Walk Out Lower Level basking in natural is host to a Game Room and large Bar area. Plenty of cabinets and closets for storage. The slider takes you to your very private 22x19 paver patio with mature plantings, fire pit and stone water feature. The Farmers Porch welcomes you to this delightful home. Partially fenced in yard, dog kennel and 8x10 shed. An amazing home with sophisticated design affording privacy and tranquility yet close to shopping, major highway and commuter railways.

