



THE VILLAGE  
AT ROCK POND

206 West Main Street, Unit 9

Georgetown, MA



COMPASS

## 206 West Main Street, Unit 9

4 BD 4.5 BA 3600 SF \$1,200,000

Enjoy a luxurious lifestyle in this beautifully appointed end unit featuring walls of windows, soaring ceiling heights, a grand staircase, ensuite bedrooms, and a large open-concept kitchen with an island for entertaining. Delight with top of the line stainless steel appliances, and beverage station. Southern exposure from the living room, private deck, guest suite, primary suite, and lower level provides stunning views drenched in sunlight. This residence offers 4 bedrooms, 4.5 baths, 9-foot first-floor ceilings with crown molding, chair rail, dimmable LED lighting, hardwood floors throughout, and a 2 car garage. Five zones of HVAC ensure comfort. The finished walk-out lower level includes a fourth bedroom and bathroom, home theater, gym, recreation room, or flex space. A covered patio extends the lower-level living area to the outdoors. Enjoy a half-acre, flat, common-area backyard lawn facing the water with an adjacent boat launch. Options include, but are not limited to, an elevator, custom cabinetry, wine cellar, EV charging hook up, and radiant-heated lower-level floors. Several other units are available to customize. Photos are of the model unit and may contain upgrades. Built with extremely efficient, zero-emission construction and no load-bearing walls. Just 5 minutes to I-95 and 30 minutes to Boston. Anticipated 2025 new construction. HOA fee estimated at \$500/month.



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