

# ***BLACK HORSE LANE***



8 Private Wooded Lots Ranging in Size

From 1.0 to 3.5 Acres in Cul-de-sac Neighborhood

Near Harold Parker State Forest. Luxurious Custom Homes to  
be Built by Renowned Builder. Superior Quality and  
Craftsmanship, Conveniently Located with Access to

Routes 125 & I-93

**888-681-0001**

[www.AndoverHomes.com](http://www.AndoverHomes.com)



A stylized white lily flower logo with three petals and a central stem.  
*Lillian  
Montalto*  
**SIGNATURE PROPERTIES**

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[www.AndoverHomes.com](http://www.AndoverHomes.com)

### General Information

- \* **Location:** Off Rocky Hill Road, Andover, Massachusetts
- \* **Size:** 8 New Building Lots on approximately 18 acres in total
- \* **Available Municipal Services:** Water, Cable TV, Electric, Phone
- \* **Sewage Disposal:** Individual Private Septic Systems
- \* **Zoning District:** SRC
- \* **Distance to Boston:** 27 Miles
- \* **Distance to Highways:** 10 +/- miles to I-95/Rte. 128  
4 +/- miles to I-93 (exit 41 at Rte. 125)
- \* **Topography:** Gently rolling hills through entire site
- \* **Vegetation:** Open fields at entry of subdivision, mixed tree cover at rear section
- \* **Nearest Public Transportation:** Approx. 1.5 miles to Commuter Rail Station
- \* **Nearest Outdoor Recreation:** Adjacent to A.V.I.S. Conservation Land,  
Across street to Harold Parker State Forest
- \* **Prox. to Shopping/Post Office/Services:** Approx. 2.3 miles to Town Center

### BLACK HORSE LANE

#### LOT CONFIGURATIONS & PRICING

<u>LOT</u>	<u>SIZE</u>	<u>GARAGE</u>	<u>BASEMENT</u>	<u>PRICE</u>
1	1.71 AC	ON GRADE	WALK OUT	SOLD
2	2.44 AC	MID LEVEL	FULL	\$350,000
3	1.00 AC	ON GRADE	KNEE WALL	SOLD
4	1.42 AC	UNDER	PARTIAL WALK OUT	SOLD
5	3.63 AC	ON GRADE	FULL	SOLD
6	2.10 AC	UNDER	FULL	SOLD
7	1.64 AC	ON GRADE	WALK OUT	\$325,000
8	2.19 AC	ON GRADE	FULL	RESERVED

## Overview

Black Horse Lane consists of custom designed homes in excess of 4,000 square feet of luxury living space. Protective Covenants have been established to ensure consistency of architectural and landscaping plans by individual lot owners. This is in an effort to achieve a common theme based on traditional styling, and to ensure and protect property value to the homeowners.

Black Horse Lane is a cul-de-sac subdivision with eight lots ranging in size from 1 to 3.6 acres. All lots can easily support homes in excess of 4,500 square feet with 3 car garages (attached or under). The individual home sites are well spaced and provide substantial privacy. Three of the lots directly abut permanent open space land owned by A.V.I.S. (Andover Village Improvement Society). In general, the overall quality and aesthetic appeal of the lots are very suitable for "Estate" style homes. With its architecturally designed and landscaped entry, Black Horse Lane is one of Andover's most exclusive subdivisions.

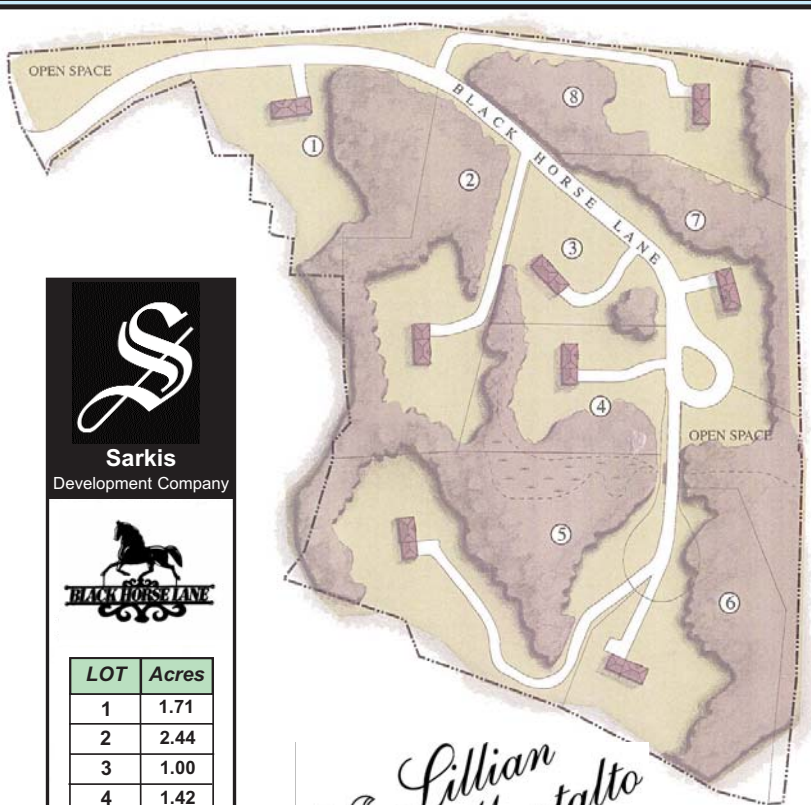
Located on the south side of Andover, between South Main Street and Route 125 (Andover Bypass), Blackhorse Lane provides easy access to Boston, the seacoast and mountains via major highways, including I-93, Rte 128, Rte 495 and Rte 125.

All of the homeowners will automatically become part of the Black Horse Lane Homeowners Association. The Association will be established to maintain certain drainage facilities, neighborhood landscaping, and to enforce the Protective Covenants.

## Sample Interior Photos



# SITE PLAN



**Sarkis**  
Development Company



LOT	Acres
1	1.71
2	2.44
3	1.00
4	1.42
5	3.63
6	2.10
7	1.64
8	2.19

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