



**MLS # 71505604 - Sold**  
**Single Family - Detached**

**Wellesley, MA : Wellesley Farms 02481-1504**  
**Norfolk County**  
 Style: **Colonial**  
 Color:  
 Grade School: **Schofield**  
 Middle School: **WMS**  
 High School: **WHS**  
 Handicap Access/Features:

List Price: **\$1,199,000**  
 Sale Price: **\$1,150,000**  
 Total Rooms: **8**  
 Bedrooms: **4**  
 Bathrooms: **2f 1h**  
 Master Bath: **Yes**  
 Fireplaces: **1**

**Remarks**

**Royal Barry Wills picture perfect Colonial in desirable Farms location has been meticulously maintained. The expansive fireplaced living room leads to sun splashed screened porch. Dining room features built ins with exterior access to brick patio. Kitchen with updated appliances opens to family room which overlooks fenced, professionally landscaped, level back yard. Renovated lower level complete with built ins. Fantastic location for easy access into Boston and close to Farms train station!**

**Property Information**

Approx. Living Area: **2192 sq. ft.**      Approx. Acres: **0.33 (14533 sq. ft.)**      Garage Spaces: **2 --**  
 Living Area Includes:      Heat Zones: **1 Forced Air, Gas**      Parking Spaces: **4 Off-Street, Paved Driveway**  
 Living Area Source: **Public Record**      Cool Zones: **1 Central Air**      Approx. Street Frontage:  
 Living Area Disclosures:  
 Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	21x14	Flooring - Hardwood, French Doors, Main Level, Exterior Access, Recessed Lighting
Dining Room:	1	13x14	Closet/Cabinets - Custom Built, Flooring - Hardwood, French Doors, Main Level, Chair Rail, Exterior Access
Family Room:	1	14x27	Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Recessed Lighting
Kitchen:	1	14x10	Flooring - Hardwood, Main Level, Recessed Lighting
Master Bedroom:	2	14x15	Bathroom - Full, Closet, Flooring - Hardwood
Bedroom 2:	2	15x11	Closet, Flooring - Hardwood
Bedroom 3:	2	14x11	Closet, Flooring - Hardwood
Bedroom 4:	2	14x11	Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Laundry:	B		--
Play Room:	B		Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet

**Features**

Appliances: **Dishwasher, Disposal, Refrigerator**  
 Area Amenities: **Public Transportation, Golf Course, House of Worship, Private School**  
 Basement: **Yes Full**  
 Beach: **No**  
 Exterior: **Wood**  
 Exterior Features: **Porch - Screened, Patio, Professional Landscaping, Sprinkler System, Fenced Yard**  
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
 Foundation Size: **0000**  
 Foundation Description: **Poured Concrete**  
 Interior Features: **Security System, Cable Available, French Doors**  
 Lot Description: **Corner, Paved Drive, Level**  
 Road Type: **Public, Paved, Publicly Maint.**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Water View: **No , --**

**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions: **Please see listing broker**  
 Home Own Assn:  
 Lead Paint: **Unknown**  
 UFFI: **Warranty Features:**  
 Year Built: **1936** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round:  
 Short Sale w/Lndr.App.Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **M:061 R:035 S:**  
 Assessed: **\$1,043,000**  
 Tax: **\$12203** Tax Year: **2013**  
 Book: **21415** Page: **124**  
 Cert:  
 Zoning Code: **SRD 20**  
 Map: Block: Lot: