

MLS # 72226179 - Sold
Single Family - Detached



9 Skating Pond Road
Weston, MA 02493
Middlesex County

List Price: **\$2,750,000**
Sale Price: **\$2,483,000**

Style: **Colonial**
Color: **beige**
Grade School: **Weston public**
Middle School: **Weston Middle**
High School: **Weston High**
Handicap Access/Features:
Neighborhood/Sub-Division: **south side,private road in Weston Roads Trust**
Directions: **Skating Pond Road is off Route 20,at intersection with School Street**

Total Rooms: **12**
Bedrooms: **5**
Bathrooms: **5f 3h**
Master Bath: **Yes**
Fireplaces: **2**

Remarks

WESTON'S FINEST LOCATION. Glamorous 5BR classic Country House in an enchanting setting. Sited on a private southside road, near Weston Golf Club and the town center and surrounded by estate properties. Offering a dazzling white kitchen open to a fireplaced family room, romantic dining room with french doors to a bluestone terrace, first floor guest suite, home office, lower level with entertaining space, and game room. All 5 bedrooms have private baths. The Master Suite has a lavish oversized dressing room and fresh white spa like bath. Highlighted by tall ceilings and flooded with natural light, this is a rare offering in Weston's ultimate estate neighborhood. Gorgeous views of the legendary Skating Pond, designed by Frederick Law Olmstead, and enhanced by a rustic skating lodge with a charming fieldstone fireplace. Experience the beauty of New England in Boston's best suburb. Move in today and enroll in top ranked schools. Enjoy fast access to the city in a lush peaceful setting.

Property Information

Approx. Living Area: **5,600 Sq. Ft.** Approx. Acres: **1.11 (48,428 Sq. Ft.)** Garage Spaces: **4 Attached, Under, Garage Door Opener, Heated, Storage, Insulated**

Living Area Includes: Heat Zones: **Central Heat, Forced Air, Gas, Hydro Air** Parking Spaces: **6 Off-Street, Paved Driveway**

Living Area Source: **Other** Cool Zones: **Central Air** Approx. Street Frontage:

Living Area Disclosures:
Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	27X14	Fireplace, Flooring - Hardwood
Dining Room:	1	15X14	Flooring - Hardwood, French Doors, Main Level, Exterior Access, Open Floor Plan
Family Room:	1	20X19	Fireplace, Flooring - Hardwood, Window(s) - Picture, Main Level, Open Floor Plan
Kitchen:	1	24X20	Closet/Cabinets - Custom Built, Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Breakfast Bar / Nook, Exterior Access, Open Floor Plan, Slider, Stainless Steel Appliances, Gas Stove
Master Bedroom:	2	19X15	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood, Double Vanity, Dressing Room
Bedroom 2:	2	24X13	Bathroom - Full, Closet - Walk-in, Closet - Cedar, Flooring - Hardwood
Bedroom 3:	2	14X11	Bathroom - Full, Flooring - Hardwood
Bedroom 4:	2	13X13	Bathroom - Full, Flooring - Hardwood
Bedroom 5:	1	13X13	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood
Bath 1:	2		Bathroom - Full, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Countertops - Stone/Granite/Solid
Bath 3:	2		Countertops - Stone/Granite/Solid
Laundry:	1	9X8	Flooring - Stone/Ceramic Tile
Office:	1	11X11	Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Wine Chiller
Play Room:	B	25X13	Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Media Room:	B	15X14	Flooring - Wall to Wall Carpet
Mud Room:	B		Closet - Walk-in
Game Room:	B	13X13	Flooring - Wall to Wall Carpet
Bathroom:	B		Bathroom - Half, Flooring - Stone/Ceramic Tile

Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails,**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**

Stables, Golf Course, Medical Facility, Conservation Area, Highway Access, Private School, Public School

Basement: **Yes Full, Finished, Interior Access, Garage Access**

Beach: **No**

Construction: **Frame**

Electric: **200 Amps**

Energy Features: **Insulated Windows, Prog. Thermostat, Backup Generator**

Exterior: **Shingles, Wood**

Exterior Features: **Porch, Patio, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens**

Flooring: **Tile, Wall to Wall Carpet, Marble, Hardwood, Stone / Slate**

Foundation Size: **irregular**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Insulation: **Full**

Interior Features: **Central Vacuum, Security System, Cable Available, French Doors**

Lot Description: **Paved Drive, Easements, Scenic View(s)**

Road Type: **Private, Paved, Privately Maint.**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Pass**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Gas Oven**

Water Utilities: **City/Town Water**

Waterfront: **Yes Pond**

Water View: **Yes Pond**

Exclusions:

Home Own Assn: **Yes**

Lead Paint: **None**

UFFI: **Unknown** Warranty

Features:

Year Built: **2004** Source: **Public Record**

Year Built Description: **Actual, Approximate**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$2,485,000**

Tax: **\$30,817** Tax Year: **2017**

Book: **45681** Page: **552**

Cert: **3/2/2010**

Zoning Code: **Zone B**

Map: **28** Block: Lot: **54**

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