



MLS # 72371498 - Active
Single Family - Detached

291 Woodland Road
 Newton, MA 02466-2724
 Middlesex County

List Price: **\$2,675,000**

Style: **Colonial**
 Color: **White**
 Grade School: **Williams**
 Middle School: **Brown**
 High School: **South**
 Handicap Access/Features:

Total Rooms: **15**
 Bedrooms: **6**
 Bathrooms: **6f 1h**
 Master Bath: **Yes**
 Fireplaces: **2**

Directions: **From Washington turn on to Woodland, Near Commonwealth Avenue**

Remarks

NEW CONSTRUCTION 2018 - 6 bedroom, 6.5 bath home located on a tree-lined residential street. A spectacular property that feels like an oasis only minutes from the city. This inviting home welcomes you with a "rocking chair" front porch & features top-of the line designer finishes! Constructed by renowned metro west developer the 1st floor boasts a luxurious open kitchen/family room with floor to ceiling cabinetry, walk-in pantry, wet bar, premium Sub Zero & Wolf appliances, an oversized island & a gas fireplace. French doors in the family room lead out to a beautifully landscaped, private backyard with oversized patio. Separate entrance, en suite bedroom is perfect for a h office/au pair suite. The 2nd floor features 4 bedrooms & includes a generous Master Suite with two beautifully built out closets & cozy sitting area with gas fireplace. Master Bath offers large soaking tub & luxurious walk-in steam shower. Finished 3rd floor. Garden level with home gym & ET space with wet bar.

Property Information

Approx. Living Area: **6,535 Sq. Ft.** Approx. Acres: **0.35 (15,246 Sq. Ft.)** Garage Spaces: **2 Attached**
 Living Area Includes: **Finished Basement** Heat Zones: **5 Central Heat, Forced Air, Humidifier, Propane, ENERGY STAR** Parking Spaces: **2 Paved Driveway**
 Living Area Source: **Measured** Cool Zones: **5 Central Air, ENERGY STAR** Approx. Street Frontage:
 Living Area Disclosures: **Includes finished lower level and third floor. Architect measurements.**
 Disclosures: **Agent is related to builder / Owner**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling - Coffered, Flooring - Wood, Main Level, Open Floor Plan, Recessed Lighting, Wainscoting
Dining Room:	1		Ceiling - Coffered, Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting, Wainscoting
Family Room:	1		Fireplace, Flooring - Hardwood, Cable Hookup, Exterior Access, Open Floor Plan, Recessed Lighting
Kitchen:	1		Bathroom - Half, Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Wet bar, Second Dishwasher, Stainless Steel Appliances, Pot Filler Faucet, Walk-in Storage, Wine Chiller
Master Bedroom:	2		Bathroom - Full, Fireplace, Closet - Walk-in, Flooring - Hardwood, Double Vanity, Recessed Lighting, Wainscoting
Bedroom 2:	2		Flooring - Hardwood
Bedroom 3:	2		Flooring - Hardwood
Bedroom 4:	2		Flooring - Hardwood
Bedroom 5:	3		Flooring - Wall to Wall Carpet
Bath 1:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	3		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	2		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Bedroom:	1		Closet - Walk-in, Flooring - Hardwood, Cable Hookup
Bedroom:	B		Flooring - Wall to Wall Carpet
Bathroom:	B		Flooring - Stone/Ceramic Tile
Bathroom:	3		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Mud Room:	1		Flooring - Stone/Ceramic Tile

Features

Appliances: **Wall Oven, Dishwasher, Microwave, Indoor Grill, Countertop Range, Refrigerator**
 Area Amenities: **Public Transportation, Shopping, Golf Course, Highway Access, House of Worship, Private School, Public School, T-Station**
 Basement: **Yes Full, Finished, Walk Out**
 Beach: **No**
 Construction: **Frame, Conventional (2x4-2x6)**
 Electric: **Circuit Breakers, Other (See Remarks)**
 Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
 Exterior: **Vinyl, Fiber Cement Siding**
 Exterior Features: **Porch, Patio, Gutters, Professional Landscaping, ET Irrigation Controller**
 Flooring: **Tile, Marble, Hardwood, Stone / Slate**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Propane Gas, Tankless**
 Insulation: **Full, Foam, Spray Foam**
 Interior Features: **Central Vacuum, Security System, Cable Available, Wetbar, Walk-up Attic, Finish - Cement Plaster, Wired for Surround Sound**
 Lot Description: **Paved Drive, Level**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **None**
 UFFI: Warranty Features:
 Year Built: **2018** Source: **Builder**
 Year Built Description: **Finished, Never Occupied**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **Undisclosed**

Tax Information

Pin #: **S:43 B:039 L:0020**
 Assessed: **\$99,999,999**
 Tax: **\$999,999** Tax Year: **2018**
 Book: **69456** Page: **3**
 Cert: **00000092349**
 Zoning Code: **SR1**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Copley Residential Real Estate (617) 413-9561**
 Listing Agent: **Julianne Granahan Franklin (617) 413-9561**
 Team Member(s):
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Call List Agent**
 Showing: Facilitator: **Call List Agent**
 Special Showing Instructions: **First Open House Sunday August 5th 11am-1pm**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.5**
 Facilitator: **0.0**
 Compensation Based On: **Net Sale Price**

Firm Remarks

First Open House Sunday August 4th 11am-1pm Electric 400 AMPS

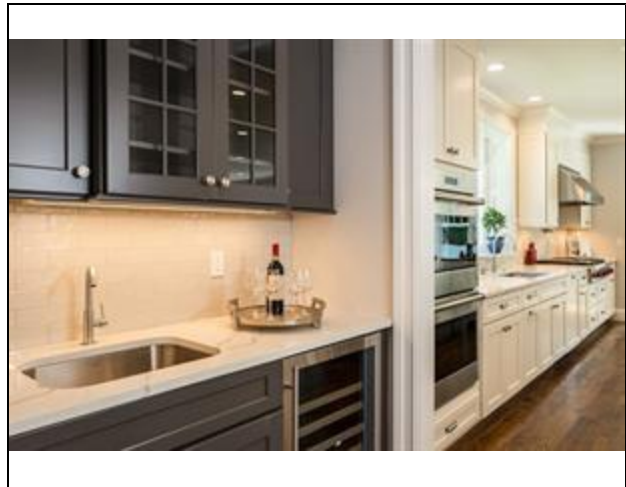
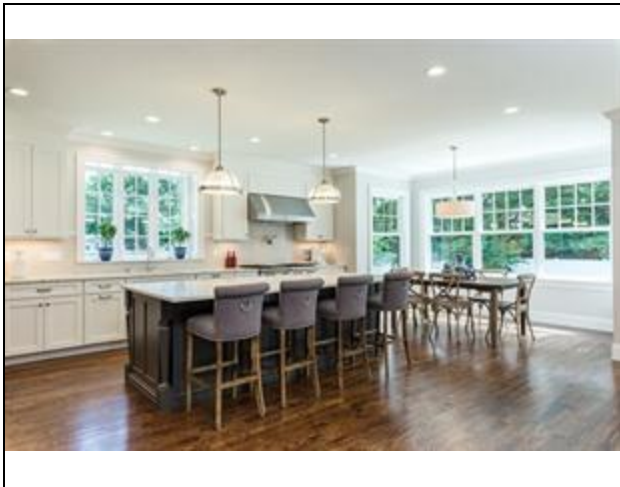
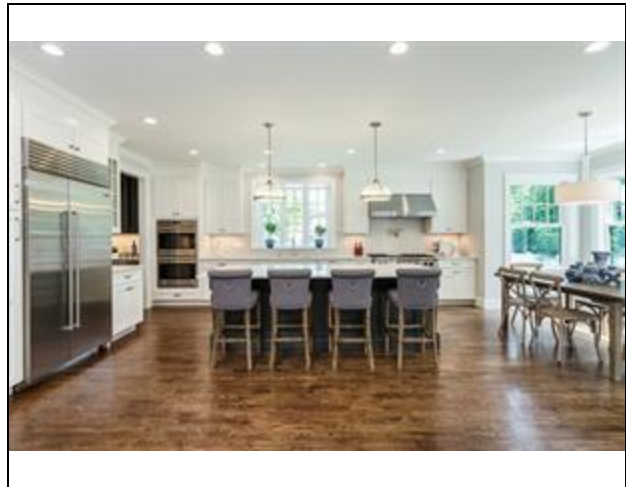
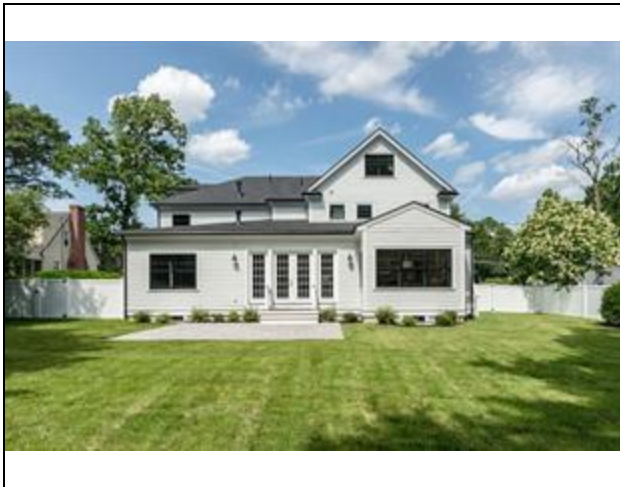
Market Information

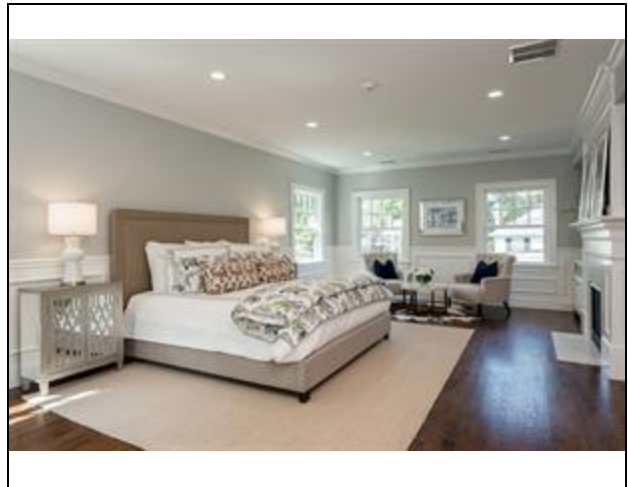
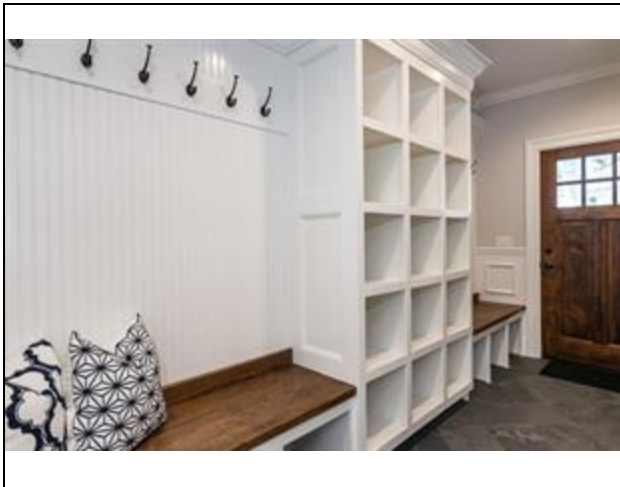
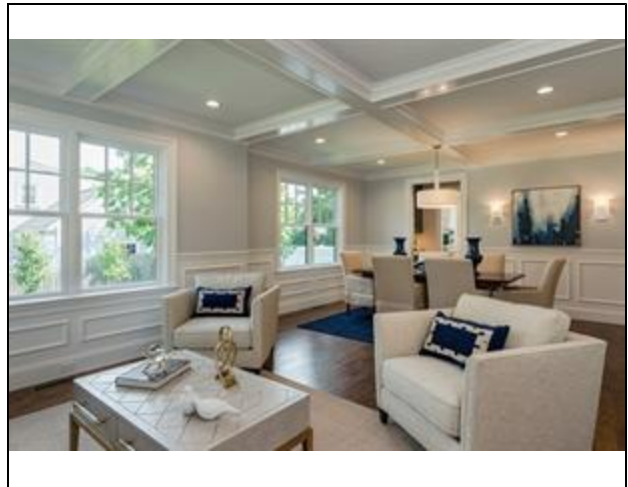
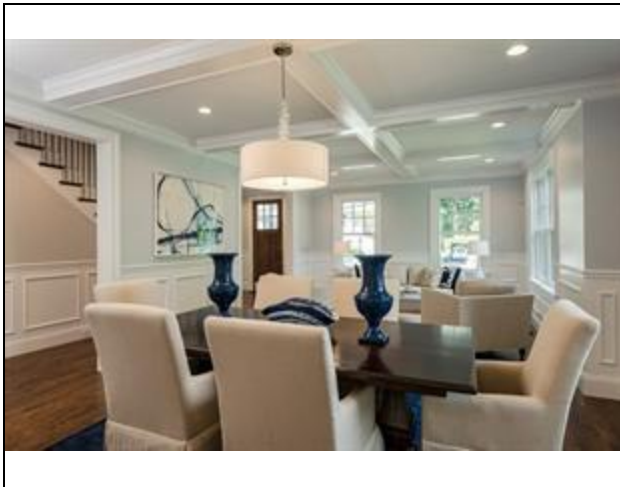
Listing Date: **8/1/2018**
 Days on Market: Property has been on the market for a total of **7** day(s)
 Expiration Date:
 Original Price: **\$2,675,000**
 Off Market Date:
 Sale Date:

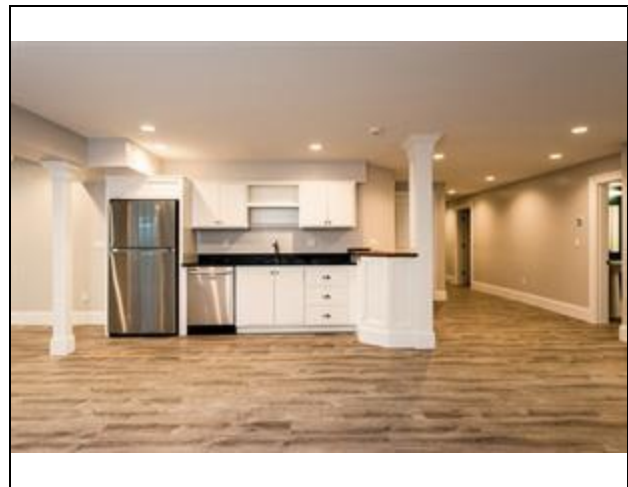
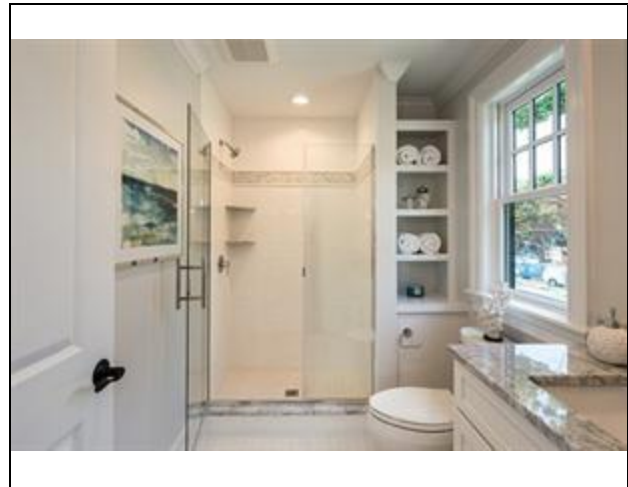
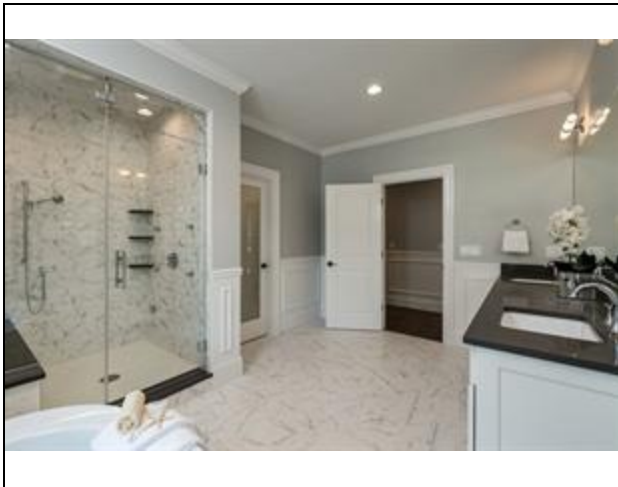
Listing Market Time: MLS# has been on for **7** day(s)
 Office Market Time: Office has listed this property for **7** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:

Market History for 291 Woodland Road, Newton, MA 02466-2724

MLS #	Date			DOM	DTO	Price
72371498	8/1/2018	Listed for \$2,675,000	Julianne Granahan Franklin	7		\$2,675,000
Market History for Copley Residential Real Estate (BB3557)				7		
Market History for this property				7		







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