



## MLS # 72740288 - New Single Family - Detached

30 Hadley Rd  
Framingham, MA: Nobscot, 01701  
Middlesex County  
Style: Cape  
Color: Dark Olive  
Grade School:  
Middle School:  
High School:  
Handicap Access/Features:  
Directions: Use GPS.

List Price: \$475,000

Total Rooms: 8  
Bedrooms: 3  
Bathrooms: 2f 0h  
Master Bath: Yes  
Fireplaces: 0

### Remarks

A sanctuary set in a bucolic Nobscot neighborhood. From the paved driveway, enter into an all new kitchen equipped with SS appliances and a pristine white quartz countertop gently contrasted with cabinets a touch of sand. This kitchen is eat in, and on good weathers, a sure complement to outdoor cooking and dining on the fenced deck. A feature wall in Dakota Shadow adds a verdant hue that changes as sunlight does through sliders. Many options for rooms, beginning with the private master BR entirely on the 2nd level with ensuite bath and charming midcentury knee wall storage. 2BRs on the 1st level and 2 more rooms in the basement for a gym/home offices! Lit throughout by recessed lights; heated and cooled in all 3 levels with a central system, all new electrical with tankless h/w heater. Out front, a nice leveled yard with new pavers. Behind, a leveled yard that leads to a gentle incline, a stage set for a cascading garden. Shopper's World & Natick Mall 4.6 miles away. Offers: Tue, 5pm.

### Property Information

Approx. Living Area: 2,196 Sq. Ft. Approx. Acres: 0.28 (12,000 Sq. Ft.) Garage Spaces: 0  
Living Area Includes: Finished Basement Heat Zones: 3 Central Heat, Forced Air, Gas, Propane, Leased Propane Tank Parking Spaces: 3 Off-Street, Paved Driveway  
Living Area Source: Public Record Cool Zones: 3 Central Air Approx. Street Frontage: 80 Ft.  
Living Area Disclosures: Based on public records plus finished basement. Seller not responsible for any discrepancies.  
Disclosures: Seller has never lived in property.

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Bathroom - Full, Closet, Flooring - Hardwood, Main Level, Recessed Lighting
Family Room:	B		Flooring - Vinyl, Recessed Lighting
Kitchen:	1		Flooring - Hardwood, Dining Area, Balcony / Deck, Countertops - Stone/Granite/Solid, Main Level, Recessed Lighting, Remodeled, Slider, Stainless Steel Appliances, Gas Stove
Master Bedroom:	2		Bathroom - 3/4, Closet, Flooring - Hardwood, Recessed Lighting
Bedroom 2:	1		Closet, Recessed Lighting
Bedroom 3:	1		Closet, Recessed Lighting
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	2		Bathroom - 3/4, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Bonus Room:	B		Flooring - Vinyl, Recessed Lighting
Bonus Room:	B		Flooring - Vinyl, Recessed Lighting

### Features

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator  
Area Amenities: Shopping, Park, Walk/Jog Trails, Conservation Area, Public School  
Basement: Yes Full, Finished, Interior Access, Bulkhead  
Beach: No  
Construction: Frame, Stone/Concrete  
Electric: 200 Amps  
Energy Features: Prog. Thermostat  
Exterior: Wood  
Exterior Features: Porch, Deck, Storage Shed  
Flooring: Wood, Tile, Vinyl  
Foundation Size:  
Foundation Description: Poured Concrete  
Hot Water: Propane Gas, Tankless  
Insulation: Full, Fiberglass  
Lot Description: Paved Drive, Easements  
Road Type: Public  
Roof Material: Asphalt/Fiberglass Shingles  
Sewer Utilities: City/Town Sewer  
Utility Connections: for Gas Range, for Electric Dryer, Washer Hookup  
Water Utilities: City/Town Water  
Waterfront: No  
Water View: No

### Other Property Info

Disclosure Declaration: No  
Exclusions:  
Facing Direction: Northeast  
Home Own Assn: No  
Lead Paint: Unknown  
UFFI: Warranty Features:  
Year Built: 1953 Source: Public Record  
Year Built Description: Actual, Renovated Since  
Year Round: Yes  
Short Sale w/Lndr. App. Req: No  
Lender Owned: No

### Tax Information

Pin #: 027-76-1365  
Assessed: \$330,600  
Tax: \$4,952.39 Tax Year: 2020  
Book: 74465 Page: 412  
Cert:  
Zoning Code: R-3  
Map: Block: Lot:

### Office/Agent Information

Listing Office: Keller Williams Realty (978) 475-2111  
Listing Agent: Joan Bissdorf (978) 831-0365  
Team Member(s): Treetop Realty Group (978) 590-8918  
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: Lock Box, Go Direct, Schedule with ShowingTime or Call 888-627-2775  
Showing: Facilitator: Lock Box, Go Direct, Schedule with ShowingTime or Call 888-627-2775  
Special Showing Instructions: Agents w appointments will be given priority for entry at Open House. Punctuality appreciated.

### Compensation

Sub-Agent: Not Offered  
Buyer Agent: 2  
Facilitator: 1  
Compensation Based On: Net Sale Price

### Firm Remarks

Custom glass shower doors have been ordered for master bathroom and will be installed prior to closing. Storage shed is as-is. Easements are for utilities - see unit deed attached.

### Market Information

Listing Date: 10/8/2020  
Days on Market: Property has been on the market for a total of 0 day(s)  
Expiration Date:  
Original Price: \$475,000  
Off Market Date:  
Sale Date:  
Listing Market Time: MLS# has been on for 0 day(s)  
Office Market Time: Office has listed this property for 0 day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2020 MLS Property Information Network, Inc.







