

MLS # 72972051 - New
Single Family - Detached



140 Patch Hill Rd
Boxborough, MA 01719
Middlesex County

Style: Colonial
Color:
Grade School: ABRSD
Middle School: ABRSD
High School: ABRSD
Approx. Acres: 1 (43,560 SqFt)
Handicap Access/Features: No
Directions: Use GPS please.

Next Open House: Friday, May 06, 2022 6:00 PM - 7:30 PM
Event Type: In-Person

List Price: \$950,000

Total Rooms: 8
Bedrooms: 4
Bathrooms: 2 1h
Main Bath:
Fireplaces: 1
Approx. Street Frontage:

Remarks

Tucked at the end of one of the most scenic cul-de-sacs in Boxborough lies this young colonial, an immaculate home that sits prettily against the backdrop of deciduous mature trees. A perfect blanket of green (maintained by 9-zone irrigation sys) sets the stage for a tranquil welcome as you pull in to the 2-car garage. Pass the mud room and enter an open space that starts with the kitchen: 2015 appliances w/ warm wood cabinets and exquisite quartz countertops. At the heart of this home, the great room w/ its vaulted ceiling and wood-burning fireplace beckons cozy gatherings. 4 BRs all upstairs; the Master BR w/ ensuite bath and walk-in closet sits privately w/o an abutting room. While there is no question that this house is equipped to entertain - in the massive walkout basement or the newly refinished multi-level decks - there is also over 145ac of abutting conservation land that offers serene escapes to nature. Pride of ownership disclosed with this listing. OPEN HOUSE: 6-8 MAY.

Property Information

Approx. Living Area Total: 3,185 SqFt
Approx. Above Grade: 3,185 SqFt
Living Area Disclosures: Includes sqf of finished walkout basement.

Living Area Includes Below-Grade SqFt: No
Approx. Below Grade:

Living Area Source: Measured

Heat Zones: 2 Central Heat, Forced Air, Oil, Electric

Cool Zones: 1 Central Air

Parking Spaces: 5 Off-Street, Paved Driveway

Garage Spaces: 2 Attached, Garage Door Opener, Storage

Disclosures: Statement of Property Condition, List of Notable Updates and Title V attached to listing sheet. 1 (of 9) zone in irrigation system damaged during Title V inspection- Seller will repair prior to closing.

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17'8"X12'8"	Flooring - Wall to Wall Carpet
Dining Room:	1	14'X12'8"	Flooring - Hardwood
Family Room:	1	31'X13'7"	Fireplace, Ceiling - Vaulted, Flooring - Wall to Wall Carpet, Deck - Exterior, Open Floor Plan
Kitchen:	1	14'2"X22'10"	Flooring - Hardwood, Open Floor Plan
Main Bedroom:	2	18'10X12'8"	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in
Bedroom 2:	2	13'6"X10'2"	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	13'3"X12'2"	Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2	11'9"X11'11"	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	5'9"X8'11"	Bathroom - Half, Dryer Hookup - Electric, Washer Hookup
Bath 2:	2	8'11"X9'	Bathroom - Full
Bath 3:	2	9'X8'7"	Bathroom - Full, Bathroom - Double Vanity/Sink
Laundry:	1		
Bonus Room:	B	21'1"X27'	Flooring - Wall to Wall Carpet, Exterior Access
Media Room:	B	13'6"X18'7"	Flooring - Wall to Wall Carpet, Exterior Access
Mud Room:	1	4'X12'8"	Closet
Loft:	2	21'2"X23'8"	Exterior Access

Features

Appliances: Range, Dishwasher, Microwave, Refrigerator, Water Treatment
Area Amenities: Public Transportation, Walk/Jog Trails, Conservation Area, Highway Access, Public School
Basement: Yes Full, Finished, Walk Out, Interior Access, Radon Remediation System, Exterior Access
Beach: No
Construction: Frame
Electric: Circuit Breakers, 200 Amps
Energy Features: Insulated Windows, Insulated Doors, Prog. Thermostat
Exterior: Clapboard
Exterior Features: Deck, Gutters, Storage Shed, Professional Landscaping, Sprinkler System
Flooring: Wood, Tile, Wall to Wall Carpet
Foundation Size:
Foundation Description: Poured Concrete
Hot Water: Electric, Tank
Insulation: Full, Fiberglass
Interior Features: Cable Available, Internet Available - Fiber-Optic
Lot Description: Paved Drive, Gentle Slope
Road Type: Paved, Publicly Maint., Cul-De-Sac
Roof Material: Asphalt/Fiberglass Shingles
Sewer Utilities: Private Sewerage - Title 5: Pass
Utility Connections: for Electric Range, for Electric Dryer, Washer Hookup
Water Utilities: Private Water
Waterfront: No
Water View: No

Other Property Info

Adult Community: No
Disclosure Declaration: Yes
Exclusions: Washer and Dryer.
Facing Direction: Northeast
Home Own Assn: No
Lead Paint: None
UFFI: Warranty Features:
Year Built: 1994 Source: Public Record
Year Built Description: Actual
Year Round: Yes
Short Sale w/Lndr. App. Req: No
Lender Owned: No

Tax Information

Pin #: 10-019-000
Assessed: \$692,300
Tax: \$12,180.47 Tax Year: 2022
Book: 24550 Page: 447
Cert:
Zoning Code: R3
Map: Block: Lot:

Compensation

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

Office/Agent Information

Listing Office: Keller Williams Realty (978) 475-2111

Listing Agent: Treetop Group (781) 205-6099

Team Member(s): Joan Bissdorf (978) 831-0365

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: Accompanied Showings, Appointment Required, Schedule with ShowingTime

Showing: Facilitator: Accompanied Showings, Appointment Required, Schedule with ShowingTime

Special Showing Instructions: No showings until first Open House at 6PM on 6 May.

Firm Remarks

No showings until open house on Friday 6pm, 6 May. Offers due by 9pm Tuesday, 10 May. Please provide 24hrs for Seller to review. Seller has preference for a mid-July closing.

Market Information

Listing Date: 5/3/2022

Days on Market: Property has been on the market for a total of 0 day(s)

Expiration Date:

Original Price: \$950,000

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:

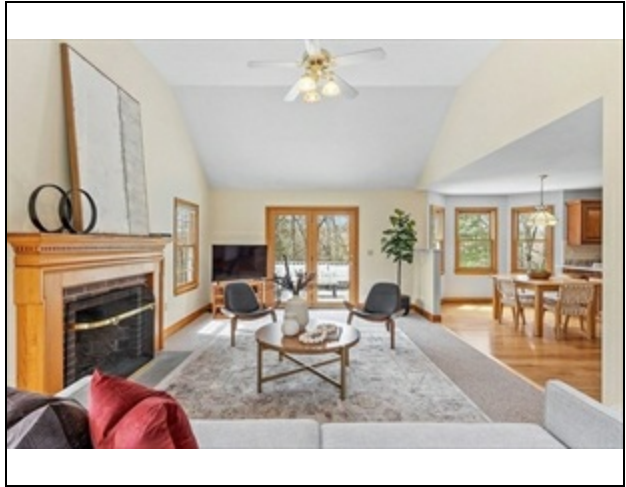
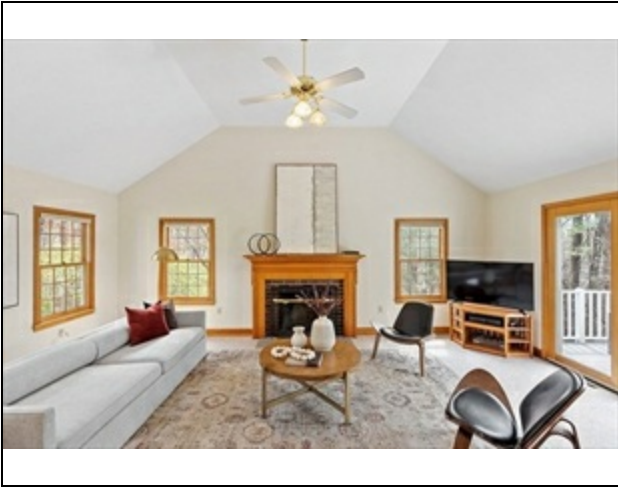
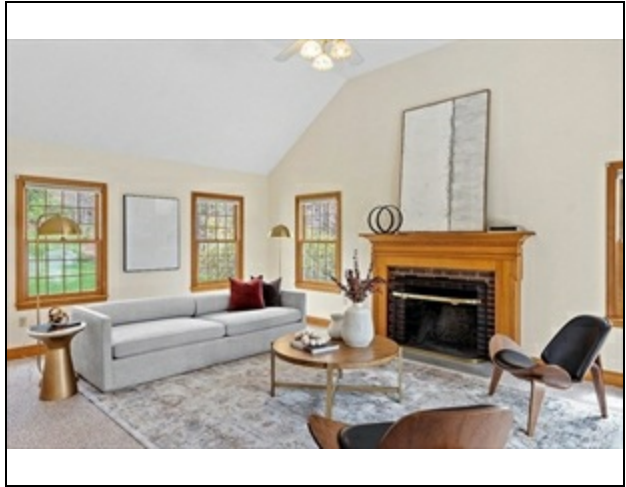
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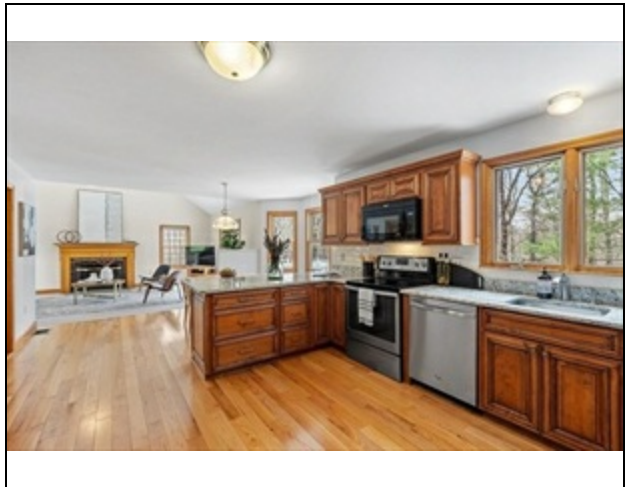
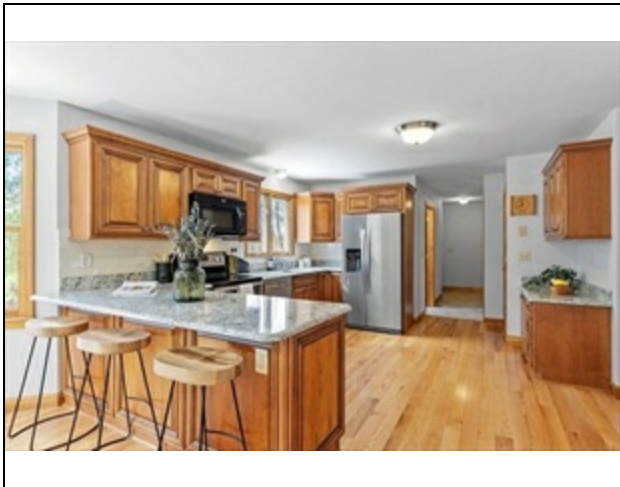
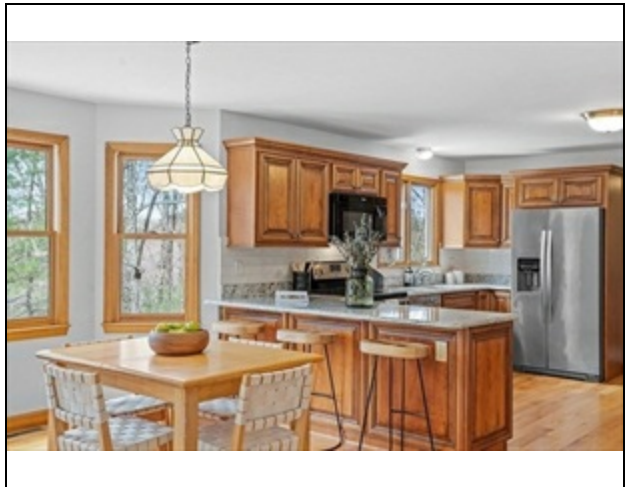
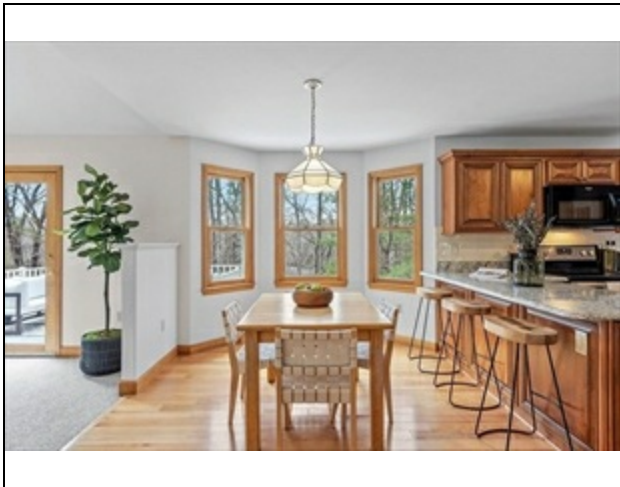
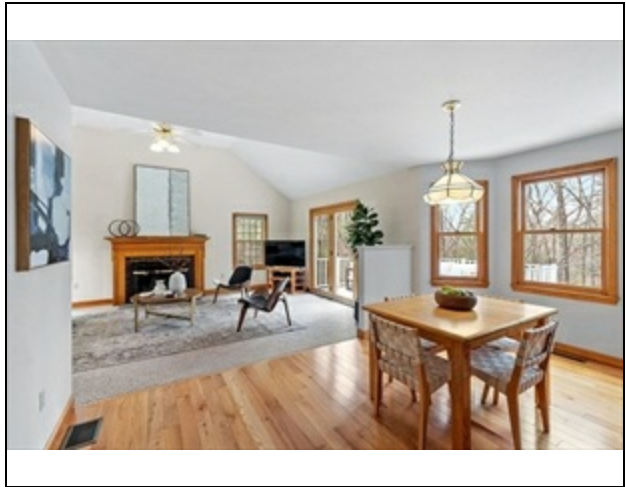
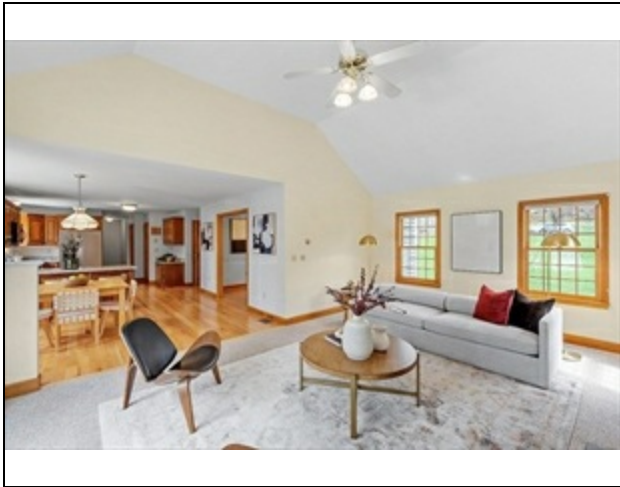
Market History for 140 Patch Hill Rd, Boxborough, MA 01719

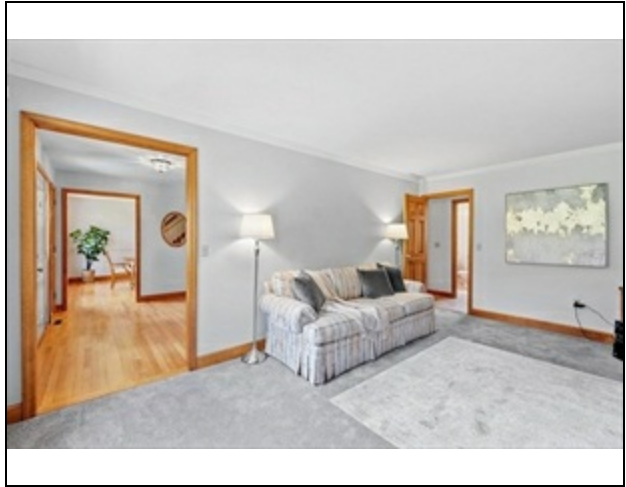
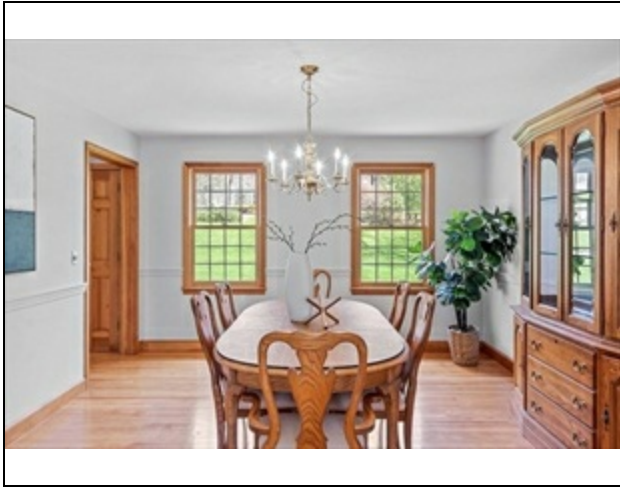
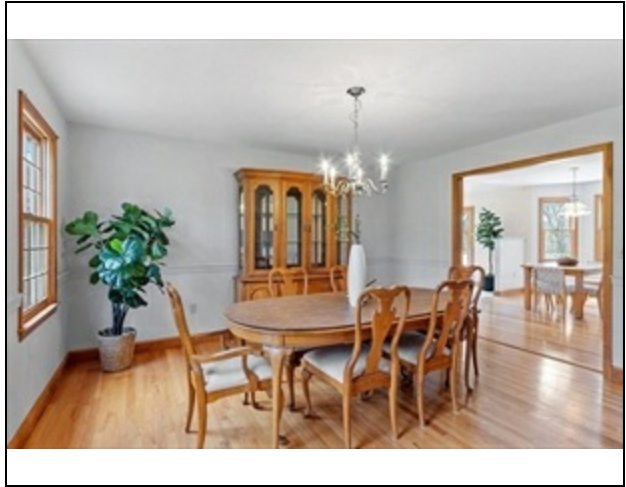
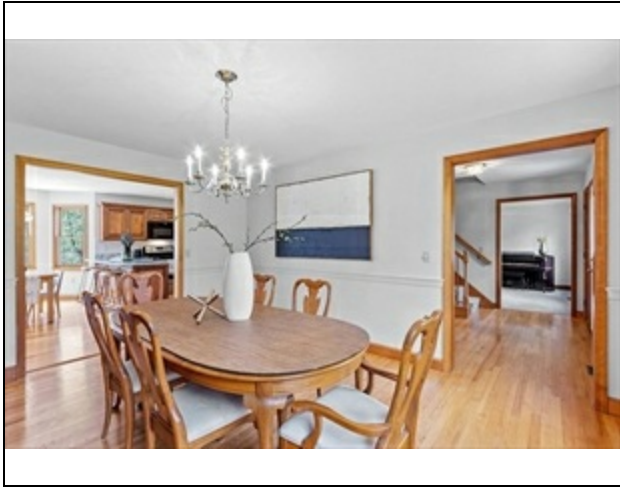
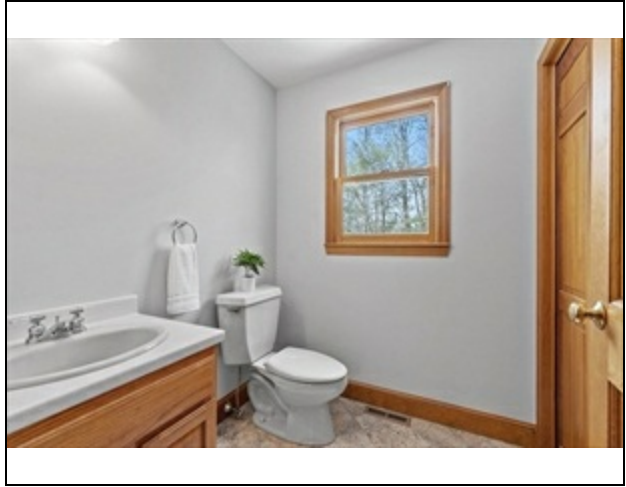
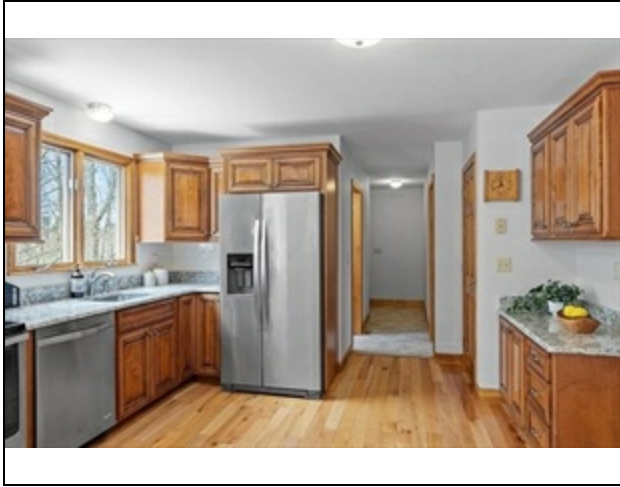
MLS #	Date		DOM	DTO	Price
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		Treetop Group			
NEW	5/3/2022	Status Changed to: New		0	
		System			
Market History for Keller Williams Realty (G95022)			0		
Market History for this property			0		

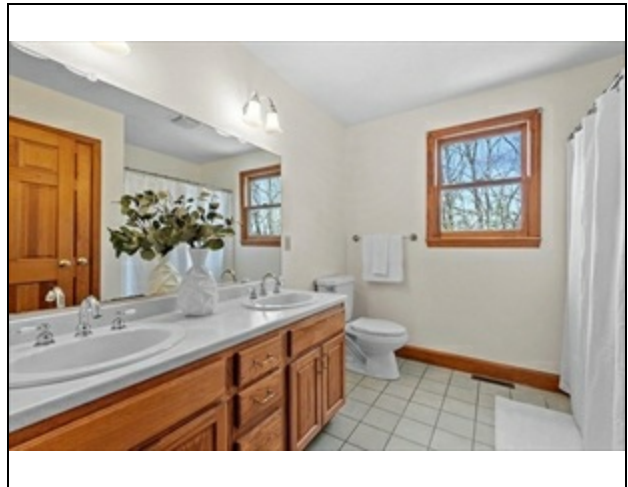
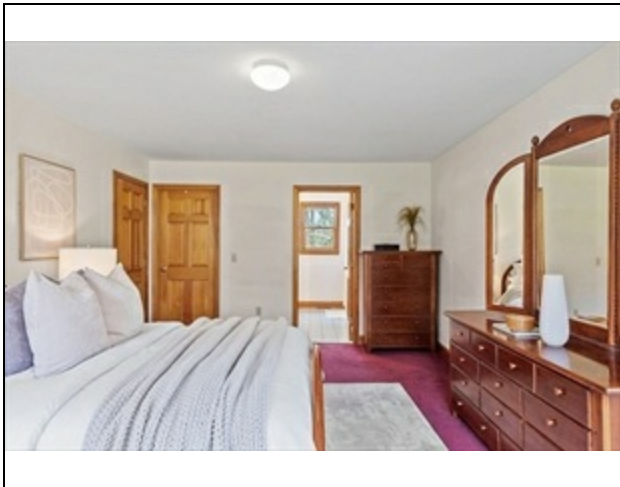
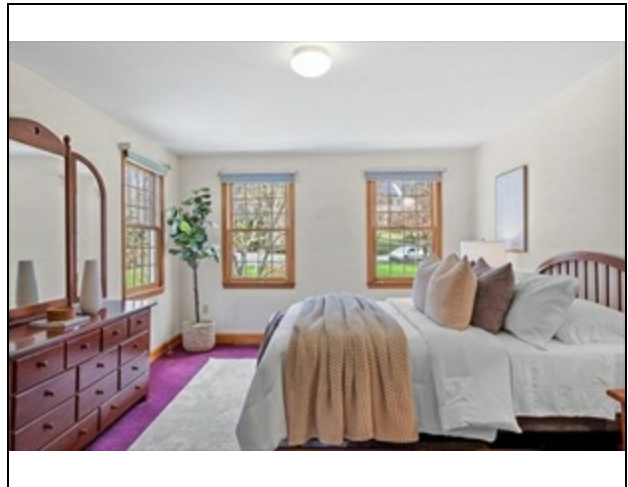
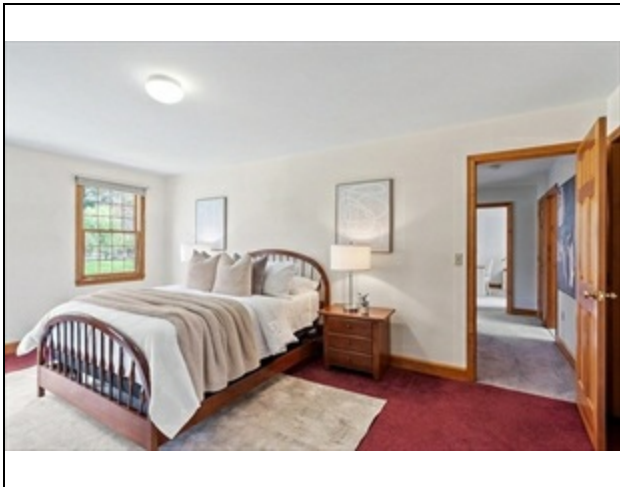
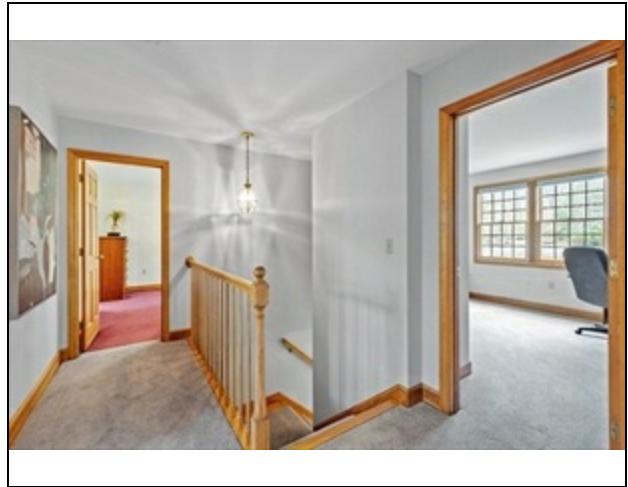
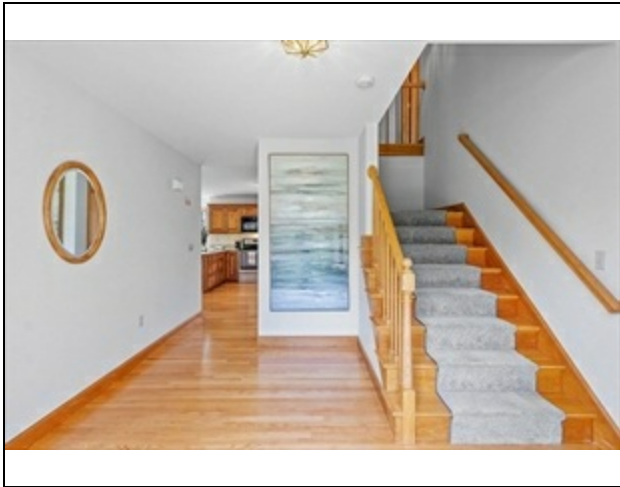
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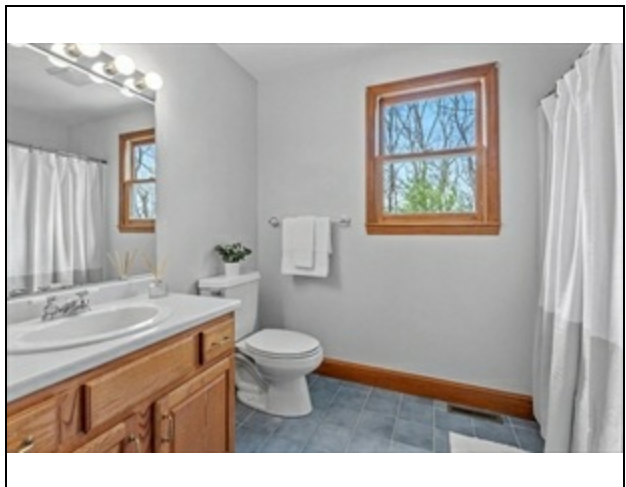
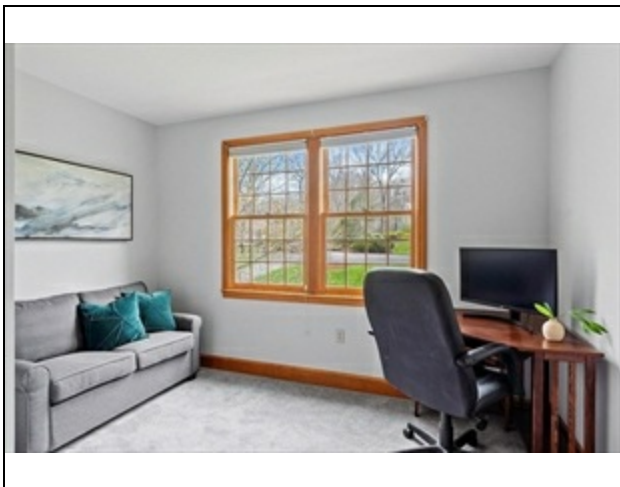
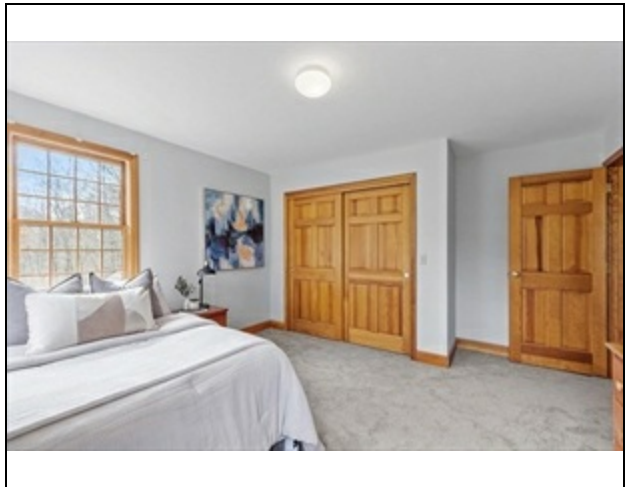
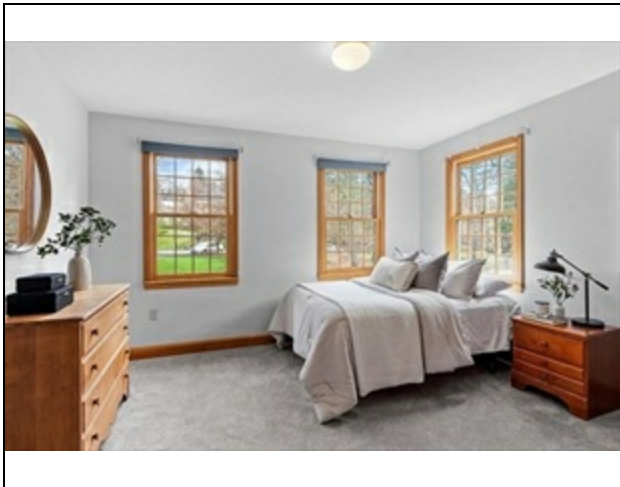
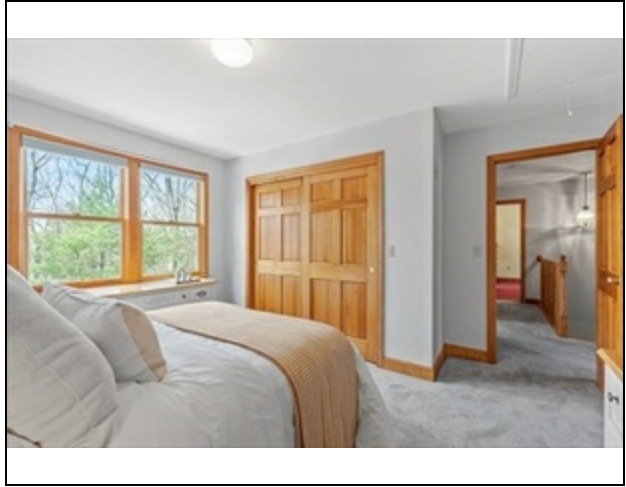
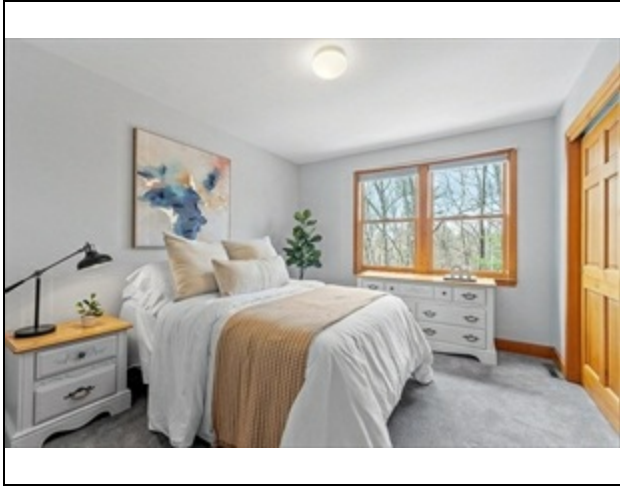
Single Family - Detached
List Price: \$950,000





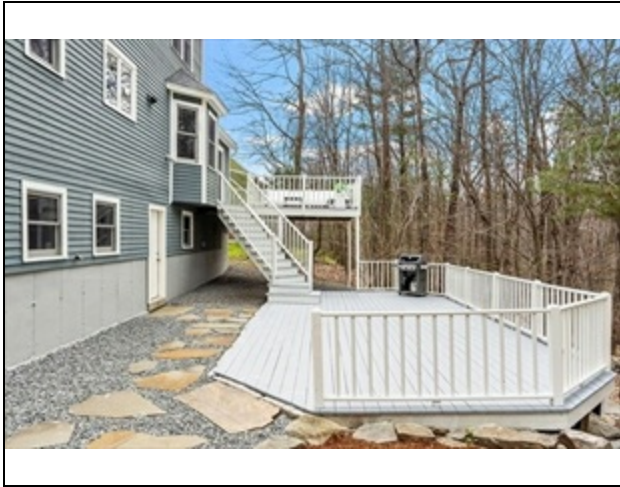
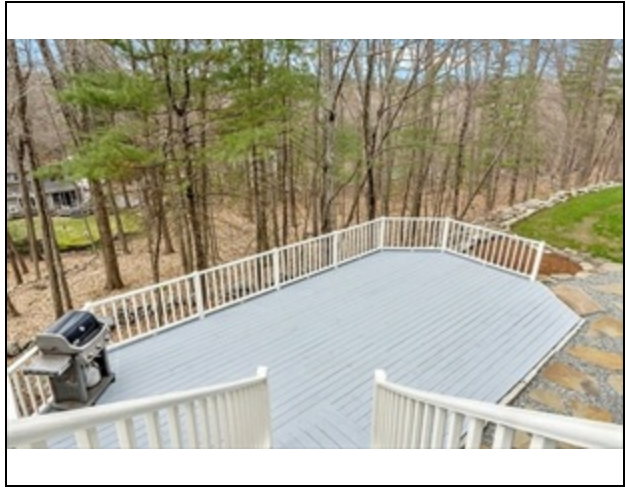
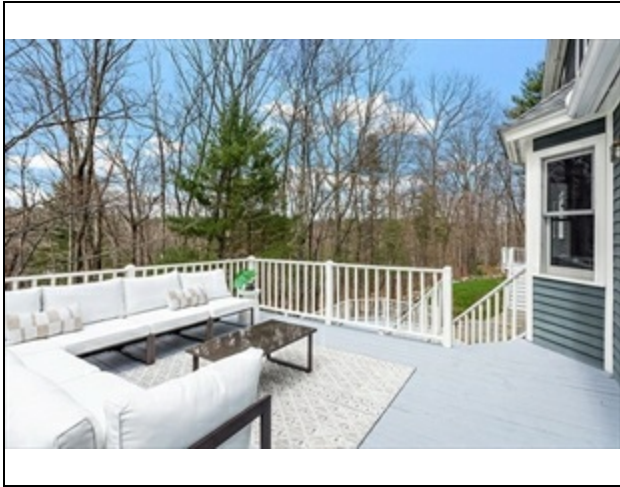
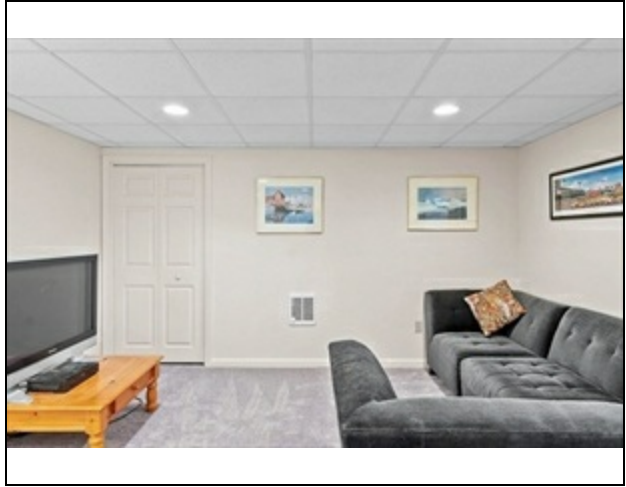
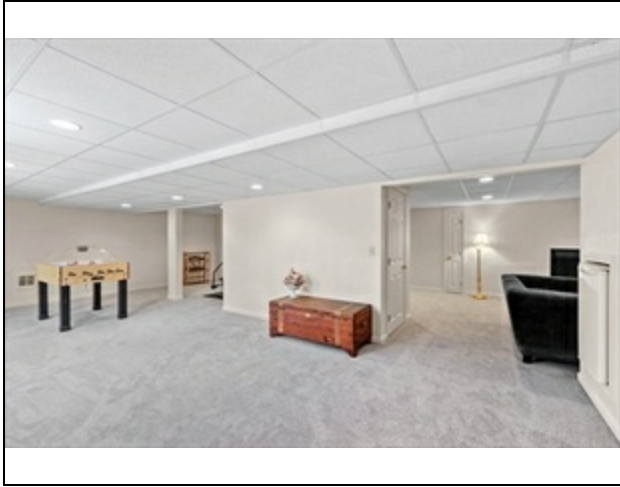






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