



MLS # 70403405 - Active
Single Family - Detached
Lot 9A Brookside Farm Lane
Sudbury, MA 01776
Middlesex County
Style: **Colonial**
Total Rooms: **10**
Full/Half/Master Baths: **3/1/Yes**
Grade School: **Loring**
High School: **L/S**
Neighborhood/Sub-Division: **Brookside Farm**
Directions: **Landham**

List Price: **\$1,199,000**

Color:
Bedrooms: **4**
Fireplaces: **1**
Middle School: **Curtis**

Remarks

Classic Farmhouse to be built in Sudbury's newest Premier Family Cul-de-sac Neighborhood! This home boasts crown moldings, tray ceilings, a fieldstone fireplace in step-down family room, and a cozy study tucked behind french doors. The Gourmet Kitchen with cherry cabinets, granite counters and stainless steel appliances has a secondary stairway leading to 4 bedrooms and 3 1/2 baths! All of our plans can be customized to fit your needs! Make an appointment to get the home of your dreams!

Property Information

Approx. Acres: **0.99 (43344 sq. ft.)**
Heat Zones: **Forced Air, Gas**
Cool Zones: **Central Air**

Approx. Gross Living Area: **3575 sq. ft.**
Gross Living Area Source: **Owner**

Garage Spaces: **3 Attached**
Parking Spaces: **3 --**
Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	--	--
Dining Room:	1	--	--
Family Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	2	--	--
Bedroom 2:	2	--	--
Bedroom 3:	2	--	--
Bedroom 4:	2	--	--
Bath 1:	1	--	--
Bath 2:	2	--	--
Bath 3:	2	--	--
Library:	1	--	--
Other:	1	--	--
Bathroom:	2	--	--

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility**
Basement: **Yes Full**
Beach: **No**
Construction: **Frame**
Electric: **200 Amps**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Clapboard, Wood**
Exterior Features: **Porch**
Flooring: **Wood, Tile, Wall to Wall Carpet**
Foundation Size: **Irregular**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Insulation: **Full**
Lot Description: **Corner, Wooded, Paved Drive**
Road Type: **Paved**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, Private Sewerage**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Home Own Assn:
Lead Paint: **None**
UFFI: **No** Warranty Available:
Year Built: **2005** Source: **Builder**
Year Built Description: **To Be Built**
Year Round:

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2005**
Book: **0** Page: **0**
Cert:
Zoning Code: **sfr**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Prudential Ursula Stephan** (978) 443-7300 Ext. 63
Listing Agent: **Laurel Mackinnon** (978) 618-7348
Team Member:
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 Office, Call List Agent, Accompanied Showings, Appointment Req'd**
Showing: Facilitator: **Call List Office, Call List Agent, Accompanied Showings, Appointment Req'd**
Special Showing Instructions: **Do not walk property alone Please**

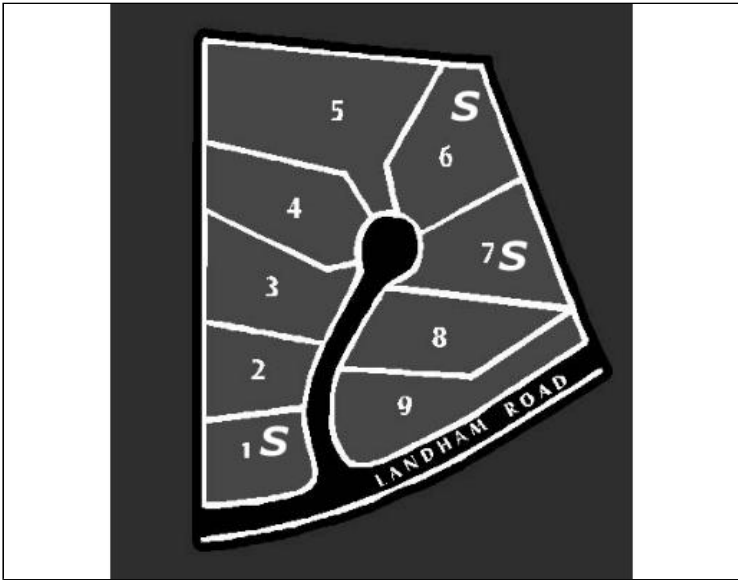
Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **2.5**

Market Information

Listing Date: **6/7/2006**
Days on Market: Property has been on the market for a total of **22** day(s)
Expiration Date:
Original Price: **\$1,199,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **22** day(s)
Office Market Time: Office has listed this property for **22** day(s)



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