



MLS # 71443845 - Active
Single Family - Detached

22 Sycamore Road
Newton, MA : Newton Center 02459-3102
Middlesex County
 Style: **Colonial**
 Color: **Beige**
 Grade School: **Memorial Spauld**
 Middle School: **Brown/Oak Hill**
 High School: **Newton South**
 Handicap Access/Features:
 Directions: **Hartman Rd to Sycamore Rd**

List Price: **\$2,095,000**

Total Rooms: **11**
 Bedrooms: **4**
 Bathrooms: **5f 1h**
 Master Bath: **Yes**
 Fireplaces: **2**

Remarks

Luxury welcoming home offers wonderful colonial style on the south side. This gracious 4 bed 5.5 baths is great for family & entertaining. All four BRs have their own baths. Custom millwork with high end details & finishes throughout. Step into the gourmet chef's kitchen with top of the line applian, 2 dishwashers, granite counters and custom cabinets, giving direct access to private fenc. back yard with paved patio. Super efficient Energy report from NationalGrid. A natur gas powered Home Generator

Property Information

Approx. Living Area: **5440 sq. ft.** Approx. Acres: **0.25 (10759 sq. ft.)** Garage Spaces: **2 Attached, Garage Door Opener, Heated, Side Entry, Insulated**
 Living Area Includes: Heat Zones: **11 Central Heat, Hot Water Baseboard, Hot Water Radiators, Gas** Parking Spaces: **6 Off-Street, Paved Driveway**
 Living Area Source: **Other** Cool Zones: **5 Central Air** Approx. Street Frontage: **83 ft**
 Living Area Disclosures: **LL & 3rd fl. is incl in GLA**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Fireplace, Flooring - Hardwood, Window(s) - Picture
Kitchen:	1		Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Kitchen Island
Master Bedroom:	2		Bathroom - Full, Fireplace, Closet - Linen, Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Bathroom - Full, Closet - Walk-in, Flooring - Hardwood
Bedroom 3:	2		Bathroom - Full, Closet, Flooring - Hardwood
Bedroom 4:	2		Bathroom - Full, Closet, Flooring - Hardwood
Bedroom 5:	3		Ceiling Fan(s), Closet, Flooring - Hardwood
Bath 1:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	2		Flooring - Stone/Ceramic Tile
Home Office:	1		Flooring - Hardwood
Bathroom:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bathroom:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bathroom:	B		Bathroom - Full, Flooring - Stone/Ceramic Tile
Game Room:	B		Closet - Cedar, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile
Media Room:	B		Flooring - Stone/Ceramic Tile

Features

Appliances: **Wall Oven, Disposal, Microwave, Countertop Range, Washer, Dryer, Water Treatment, Refrigerator - ENERGY STAR, Refrigerator - Wine Storage, Dishwasher - ENERGY STAR, Freezer - Upright, Washer / Dryer Combo**
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Highway Access, Public School, T-Station, University**
 Basement: **Yes Full, Finished, Interior Access, Bulkhead, Sump Pump, Radon Remediation System, Concrete Floor**
 Beach: **No**
 Construction: **Frame, Stone/Concrete**
 Electric: **110 Volts, 220 Volts, Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows, Prog. Thermostat**
 Exterior: **Stone, Stucco**
 Exterior Features: **Patio, Balcony, Professional Landscaping, Sprinkler System**
 Flooring: **Tile, Hardwood, Stone / Slate**
 Foundation Size: **000**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas, Tank**
 Insulation: **Full, Fiberglass - Batts, Spray Foam**
 Interior Features: **Central Vacuum, Security System, Cable Available, Sauna/Steam/Hot Tub, Walk-up Attic, Finish - Sheetrock**
 Lot Description: **Fenced/Enclosed**
 Road Type: **Public**
 Roof Material: **Metal**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Gas Range, for Electric Oven, for Electric Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No, --**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Listing agent is related to seller.**
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **None**
 UFFI: **No** Warranty Features: **No**
 Year Built: **2009** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **S:82 B:023 L:0003**
 Assessed: **\$1,724,500**
 Tax: **\$18788** Tax Year: **2012**
 Book: **1350** Page: **128**
 Cert: **01466445**
 Zoning Code: **SR2**
 Map: Block: Lot: