



MLS # 71937745 - Sold
Single Family - Detached

2 Patriot Way
Melrose, MA 02176-6510
Middlesex County

Style: **Colonial**
 Color:
 Grade School:
 Middle School:
 High School:
 Handicap Access/Features:
 Directions: **swains pond rd to penny rd to patriot way**

List Price: **\$799,900**
 Sale Price: **\$830,000**
 Total Rooms: **10**
 Bedrooms: **5**
 Bathrooms: **3f 1h**
 Master Bath: **Yes**
 Fireplaces: **1**

Remarks

Welcome home to this immaculate newly built center entrance colonial, which neighbors the Mt. Hood golf course and Swains Pond. Upon entering you will find a grand 2 story foyer with an elegant yet modern chandelier. Want the best of both worlds? You have found it! This home features a formal living/dining room with palladium windows as well as an open concept perfect for entertaining, an over-sized granite/stainless kitchen to bring out the chef in you. Don't forget the sun-filled breakfast nook. How about the two story fire-placed family room with brazilian hard wood and a dramatic balcony? Love Music? Fantastic! You now have built in surround sound speakers. As you approach the second floor you will be amazed by your new master bedroom suite, featuring a magnificent his and hers bathroom with a vanity, jacuzzi and recessed lighting for the perfect atmosphere. An over size walk in closet? Well that's a given! Just move on in!!!! Too much to list!

Property Information

Approx. Living Area: **3,415 Sq. Ft.** Approx. Acres: **0.34 (15,000 Sq. Ft.)** Garage Spaces: **2 Attached, Under**
 Living Area Includes: Heat Zones: **2 Forced Air, Oil** Parking Spaces: **6 Off-Street**
 Living Area Source: **Public Record** Cool Zones: **2 Central Air** Approx. Street Frontage:
 Living Area Disclosures:
 Disclosures: **solar panels are leased**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14X13	Flooring - Hardwood
Dining Room:	1	13X16	Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Chair Rail, Open Floor Plan, Wine Chiller
Family Room:	1	17X17	Fireplace, Closet, Flooring - Hardwood, Balcony / Deck, Balcony - Interior, Main Level, Cable Hookup, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Slider
Kitchen:	1	31X14	Flooring - Stone/Ceramic Tile, Balcony / Deck, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Kitchen Island, Breakfast Bar / Nook, Cabinets - Upgraded, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Slider, Stainless Steel Appliances, Gas Stove
Master Bedroom:	2	30X15	Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling Fan(s), Ceiling - Coffered, Closet - Linen, Closet - Walk-in, Flooring - Hardwood, Hot Tub / Spa, Dressing Room, Recessed Lighting
Bedroom 2:	2	13X12	Bathroom - Full, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Attic Access, Cable Hookup
Bedroom 3:	2	10X12	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2	13X11	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 5:	1	10X14	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - Tiled With Tub, Ceiling - Coffered, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Recessed Lighting
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	3		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	2		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
3/4 Bath:	1		Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile

Features

Appliances: **Range, Dishwasher, Disposal, Compactor, Microwave, Refrigerator**
 Area Amenities: **Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, Highway Access, Public School, T-Station**
 Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor**
 Beach: **No**
 Electric: **110 Volts, Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows, Insulated Doors, Solar Features, Prog. Thermostat**
 Exterior: **Vinyl**
 Exterior Features: **Deck, Patio, Gutters, Screens, Stone Wall**
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Propane Gas**
 Insulation: **Full, Fiberglass**
 Interior Features: **Central Vacuum, Cable Available, Sauna/Steam/Hot Tub, Wired for Surround Sound**
 Lot Description: **Corner**
 Road Type: **Private, Paved, Publicly Maint., Dead End**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions:
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **2007** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:0H4 P:00007-1**
 Assessed: **\$724,300**
 Tax: **\$9,387** Tax Year: **2015**
 Book: **47514** Page: **302**
 Cert: **00095273**
 Zoning Code: **SRA**
 Map: Block: Lot:

Market Information

Listing Date: **12/2/2015** Listing Market Time: MLS# has been on for **83** day(s)
 Days on Market: Property has been on the market for a total of **83** day(s) Office Market Time: Office has listed this property for **83** day(s)
 Expiration Date: Cash Paid for Upgrades:
 Original Price: **\$799,900** Seller Concessions at Closing:
 Off Market Date: **2/19/2016** Financing: **Conv. Fixed**
 Sale Date: **2/19/2016**
 Sale Price: **\$830,000**
 Offer Date: **12/16/2015** Days to Offer: **14**