



**MLS # 71111628 - Active  
Single Family - Detached**

**33-35 Huckleberry Hill Rd  
Lincoln, MA 01773-3508  
Middlesex County**

List Price: **\$3,495,000**

Style: **Other (See Remarks)**

Color:

Total Rooms: **11**

Bedrooms: **6**

Full/Half/Master Baths: **7/1/Yes**

Fireplaces: **4**

Grade School:

Middle School:

High School:

Neighborhood/Sub-Division:

Directions: **Off Trapelo a short distance east of Lincoln center**

**Remarks**

**Elegant, sophisticated 6 bed home overlooking manicured grounds. The open concept main floor is ideal for entertaining either large parties or intimate gatherings. It boasts a library, private master sized bedroom with en suite, gourmet kitchen, breakfast area, sunroom with soaring glass walls and wrap around terrace. The second level has a master suite and 3 additional bedrooms with en suite baths. The finished L level consists of media room, lounge, bedroom, bath, caterer's area, and gym.**

**Property Information**

Approx. Living Area: <b>9520 sq. ft.</b>	Approx. Acres: <b>10.09 (439847 sq. ft.)</b>	Garage Spaces: <b>5 Attached, Heated</b>
Living Area Includes: <b>Finished Basement</b>	Heat Zones: <b>5 Central Heat, Forced Air, Gas</b>	Parking Spaces: <b>10 Off-Street</b>
Living Area Source: <b>Public Record</b>	Cool Zones: <b>5 Central Air</b>	Approx. Street Frontage:
Living Area Disclosures: <b>includes finished area in basement</b>		

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
<b>Features</b>		<b>Other Property Info</b>	
Basement: <b>Yes Full, Finished</b>		Disclosure Declaration: <b>No</b>	
Beach: <b>No</b>		Disclosures: <b>Huckleberry Hill road is a private way. Comprises two lots: house and 3.9 acres &amp; Lot w septic 6.1A</b>	
Exterior: <b>Brick</b>		Exclusions:	
Foundation Size: <b>0000</b>		Home Own Assn:	
Foundation Description: <b>Other (See Remarks)</b>		HOA Mandatory:	
Lot Description: <b>Wooded</b>		Lead Paint: <b>Unknown</b>	
Road Type: <b>Private</b>		UFFI: Warranty Available:	
Sewer and Water: <b>City/Town Water, Private Sewerage</b>		Year Built: <b>1995</b> Source: <b>Public Record</b>	
Waterfront: <b>Yes Pond</b>		Year Built Description: <b>Approximate</b>	
		Year Round:	
<b>Tax Information</b>			
Pin #: <b>M:0071 P:07.50;M:0071 P:07.60</b>			
Assessed: <b>\$4,335,700</b>			
Tax: <b>\$49731</b> Tax Year: <b>2010</b>			
Book: <b>24550</b> Page: <b>506</b>			
Cert:			
Zoning Code: <b>R1</b>			
Map: <b>71</b> Block: <b>7</b> Lot: <b>5 &amp; 6</b>			

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