



**MLS # 71371303 - Active  
Single Family - Detached**

**53 Maugus Hill Road  
Wellesley, MA 02481  
Norfolk County**  
Style: **Colonial, Shingle**  
Color: **Beige**  
Grade School:  
Middle School:  
High School:  
Handicap Access/Features:  
Neighborhood/Sub-Division: **Wellesley Hills**  
Directions: **Wareland, second right to end of cul-de-sac**

List Price: **\$2,499,000**

Total Rooms: **14**  
Bedrooms: **6**  
Bathrooms: **8f 1h**  
Master Bath: **Yes**  
Fireplaces: **5**

**Remarks**

**Best value in Wellesley - fabulous price! Exquisite stone and clapboard Colonial, impeccably designed and masterfully crafted! Tall ceilings, elegant details, 2 master suites, 5 fireplaces. A smart house, accessible via internet or cell, providing seamless integration of security, lighting, indoor/outdoor audio, video and HVAC systems. Amenities include home theatre, gym, and gameroom. Beautiful patio with outdoor fireplace. Privately set on half acre abutting Centennial Park.**

**Property Information**

Approx. Living Area: **8152 sq. ft.** Approx. Acres: **0.53 (23292 sq. ft.)** Garage Spaces: **3 Attached, Garage Door Opener, Heated, Storage, Side Entry, Insulated**  
Living Area Includes: Heat Zones: **7 Radiant, Oil, Hydro Air** Parking Spaces: **6 Off-Street, Paved Driveway**  
Living Area Source: **Owner** Cool Zones: **7 Central Air** Approx. Street Frontage:  
Living Area Disclosures: **additional 2000 square feet finished living space**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	15x16	Fireplace, Flooring - Hardwood
Dining Room:	1	16x14	Ceiling - Coffered, Flooring - Hardwood
Family Room:	1	21x23	Fireplace, Flooring - Hardwood, French Doors, Cable Hookup, Open Floor Plan
Kitchen:	1	16x24	Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Wet bar, Open Floor Plan
Master Bedroom:	2	21x16	Bathroom - Full, Fireplace, Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	1	16x14	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Main Level
Bedroom 3:	2	15x12	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood
Bedroom 4:	2	15x12	Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood
Bedroom 5:	2	14x14	Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 3:	B		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		--
Bedroom:	3	14x23	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Office:	1	13x8	Flooring - Hardwood
Media Room:	B	16x31	Flooring - Wall to Wall Carpet
Exercise Room:	B	15x12	--
Game Room:	B	15x21	Flooring - Wall to Wall Carpet
Bonus Room:	B	25x35	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood

**Features**

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer**  
Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Conservation Area, Highway Access, Public School, T-Station**  
Basement: **Yes Full, Finished, Interior Access, Garage Access, Sump Pump, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers, Other (See Remarks)**  
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat, Backup Generator**  
Exterior: **Shingles, Stone**  
Exterior Features: **Patio, Balcony, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens, Stone Wall**  
Flooring: **Wood, Tile**  
Foundation Size: **000**  
Foundation Description: **Poured Concrete**  
Hot Water: **Oil**  
Insulation: **Full**  
Interior Features: **Central Vacuum, Security System, Cable Available, Wetbar, French Doors**  
Lot Description: **Paved Drive, Fenced/Enclosed, Sloping, Scenic View(s)**  
Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Terms: **Contract for Deed**  
Utility Connections: **for Gas Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No, --**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures: **Easy to show.**  
Exclusions:  
Home Own Assn: **No**  
Lead Paint: **None**  
UFFI: **No** Warranty Features:  
Year Built: **2007** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round:  
Short Sale w/Lndr.App Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #:  
Assessed: **\$3,520,000**  
Tax: **\$40410** Tax Year: **2012**  
Book: **23335** Page: **314**  
Cert:  
Zoning Code: **Res**  
Map: **064** Block: Lot: