

**54 Oakridge Terrace  
Lynnfield, MA 01940  
Single Family**

MLS #: **71080069** Status: **Active**  
 List Price: **\$1,590,000**  
 List Date: **5/13/2010**  
 Area: Off Market Date:  
 Days on Market (Total): **388** Days on Market (Office): **388**  
 Neighborhood/Sub-Division: **OVERLOOKING PILLINGS POND**



**Property Features**

Rooms: **10** Style: **Colonial, Contemporary, Other (See Remarks)**  
 Bedrooms: **4** Type: **Detached**  
 Full Bath: **3** Apprx Acres: **0.73**  
 Half Bath: **1** Apprx Lot Size: **32125 sq.ft.**  
 Master Bath: **Yes** Apprx Living Area: **4200 sq.ft.**  
 Fireplaces: **2** Foundation Size: **0 (Poured Concrete)**  
 Year Built: **2007** Garage: **3 Attached, Garage Door Opener, Heated, Storage, Side Entry**  
 Color: **Grey Shing** Parking: **6 Off-Street, Deeded, Paved Driveway**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	1	27x22	Fireplace, Hard Wood Floor, Balcony /Deck, French Doors
Dining Room:	1		Hard Wood Floor, Balcony /Deck, Custom Built Closet / Cabinets, French Doors
Kitchen:	1	34x15	Hard Wood Floor, Stone / Granite / Solid Countertops, Custom Built Closet / Cabinets, Kitchen Island
Master Bedroom:	1	17x17	Walk-in Closet, Hard Wood Floor, Custom Built Closet / Cabinets
Bedroom 2:	2	18x14	Walk-in Closet, Hard Wood Floor, Balcony /Deck, Custom Built Closet / Cabinets
Bedroom 3:	2	18x14	Walk-in Closet, Hard Wood Floor, Balcony /Deck, Custom Built Closet / Cabinets
Bedroom 4:	2	14x12	Hard Wood Floor
Bath 1:	1	14x10	Full Bath, Stone / Granite / Solid Countertops, Marble Flooring
Bath 2:	1	12x5	Half Bath, Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops
Bath 3:	2	13x8	Full Bath, Walk-in Closet, Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops
Laundry:	1	10x9	Stone / Ceramic Tile Floor
Bathroom:	2	12x8	Full Bath, Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops
Office:	1	13x13	Hard Wood Floor
Center Hall:	1	19x8	Hard Wood Floor, Closet
Loft:	2	11x8	Hard Wood Floor
Great Room:	B		Fireplace
Bathroom:	B		--

**Features & Other Information**

Appliances: **Range, Wall Oven, Dishwasher, Microwave, Refrigerator, Freezer, Refrigerator - ENERGY STAR, Refrigerator - Wine Storage, Freezer - Upright, Vent Hood**  
 Area Amenities: **Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Private School, Public School**  
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access**  
 Construction: **Frame**  
 Cooling: **Central Air, 3 or More**  
 Disclosures: **NO OPEN HOUSES, NO SIGN ON PROPERTY, BY APPT ONLY TO PRE-APPROVED BUYERS!!!!!!!**  
 Electric: **Circuit Breakers, Other (See Remarks)**  
 Exclusions: **All mirrors, All Bedroom chandeliers**  
 Exterior: **Shingles, Wood, Stone**  
 Exterior Features: **Porch, Deck, Patio, Covered Patio/Deck, Balcony, Gutters, Storage Shed, Prof. Landscape, Sprinkler System, Decor. Lighting, Screens, Wood Deck**  
 Heating: **Forced Air, Radiant, Gas, Geothermal Heat Source, Hydronic Floor Heat(Radiant)**  
 Hot Water: **Natural Gas, Tank**  
 Interior Features: **Security System, Cable Available, French Doors, Indoor Pool**  
 Lead Paint: **None**  
 Living Area Disclosures: **+L L studded,over 2000' ready to be built out, indoor pool/spa, radiant heated floors, 10'ceiling**  
 Road Type: **Private, Publicly Maint.**  
 Roof: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **Private Water, Private Sewerage**  
 Waterfront: **Yes Pond, Dock/Mooring, Frontage, Direct Access, Navigable**

**Remarks**

**"ON THE WATERFRONT " Spectacular Nantucket Style Cedar Shingle Home, incredible quality throughout, 10' ceilings, custom millwork, elegant "state of the art" kitchen & baths, 2 laundry rms, fieldstone fp's, 3 car garage w/htd floor, stone paver walkways and patios, 2 Koi ponds w/ waterfall, (2) 28' decks overlooking water, 400AMP electric, FHA gas heat, geo-thermal heat, radiant heat, indoor pool/spa, 200' frontage on Pillings Pond w/ boat dock, wells for irrigation system & domestic water!**

**Tax Information**

Pin #:  
 Map: Block: Lot:  
 Assessment: **\$1,157,700**  
 Taxes: **\$15617** Tax Year: **2011**  
 Book: **19908** Page: **360**  
 Cert:  
 Zoning Code: **Res**