

**MLS # 71210548 - Active
Single Family - Detached**



**5 Beard Way
Wellesley, MA 02482
Norfolk County**
Style: **Colonial**
Color: **Beige**
Grade School: **Hunnewell**
Middle School: **WMS**
High School: **WHS**
Handicap Access/Features:
Neighborhood/Sub-Division: **The Grove**
Directions: **Grove Street to Beard Way**

List Price: **\$2,245,000**

Total Rooms: **13**
Bedrooms: **6**
Bathrooms: **6f 2h**
Master Bath: **Yes**
Fireplaces: **3**

Remarks

Fabulous Colonial set on just under 2 acres on cul-de-sac! This house has it all! Gourmet Kitchen w/ breakfast room, spacious family room wired for surround sound, elegant livingroom w/ fireplace, dining room w/coffered ceiling, office w/custom wall unit, foyer w/ sun-splashed staircase, 6 en suite bedrooms including luxurious master suite & 3rd floor Au Pair/In-law suite. Special features include a Niles 5 zone entertainment system, and custom treehouse w/bunkbeds,1000 sq ft unfinished LL.

Property Information

Approx. Living Area: **7200 sq. ft.** Approx. Acres: **1.98 (86249 sq. ft.)** Garage Spaces: **3 Attached**
Living Area Includes: Heat Zones: **Hydro Air** Parking Spaces: **5 Off-Street**
Living Area Source: **Other** Cool Zones: **Central Air** Approx. Street Frontage:
Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16x26	Fireplace, Flooring - Hardwood
Dining Room:	1	16x16	Flooring - Hardwood
Family Room:	1	19x23	Fireplace, Flooring - Hardwood
Kitchen:	1	17x22	Countertops - Stone/Granite/Solid
Master Bedroom:	2	19x22	Bathroom - Full, Fireplace, Closet - Walk-in
Bedroom 2:	2	13x16	--
Bedroom 3:	2	16x16	--
Bedroom 4:	2	16x16	--
Bedroom 5:	2	14x14	Bathroom - Full
Bath 1:	1		--
Laundry:	2		--
Library:	1	14x17	--
Play Room:	3		--
Other:	1		Dining Area
Mud Room:	1		Bathroom - Half, Closet - Walk-in
Bedroom:	3		Bathroom - Full

Features

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator**
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility**
Basement: **Yes Full, Bulkhead**
Beach: **No**
Construction: **Frame**
Electric: **Other (See Remarks)**
Exterior: **Shingles**
Exterior Features: **Porch, Deck, Patio, Professional Landscaping, Sprinkler System**
Flooring: **Wood, Tile, Wall to Wall Carpet, Marble**
Foundation Size: **0000000**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Insulation: **Full**
Interior Features: **Central Vacuum, Security System, Cable Available**
Lot Description: **Wooded, Paved Drive, Easements**
Road Type: **Private**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Disclosures: **Small parcel of land in Needham approximately \$125. additional taxes are paid/year to Town Needham**
Exclusions:
Home Own Assn: **Yes** HOA Fee : **\$2500**
HOA Mandatory: **Yes**
Lead Paint: **None**
UFFI: **No** Warranty Features: **No**
Year Built: **2004** Source: **Public Record**
Year Built Description: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$2,580,000**
Tax: **\$30186** Tax Year: **2013**
Book: **23724** Page: **495**
Cert:
Zoning Code: **SRD20**
Map: Block: Lot: