



**MLS # 71690908 - New
Single Family - Detached**

7 SUNNYSIDE LANE
Lincoln, MA 01773-1301
Middlesex County
 Style: **Multi-Level**
 Color: **Light Blue**
 Grade School: **Lincoln Complex**
 Middle School: **Lincoln Complex**
 High School: **Linc.Sud.R.H.**
 Handicap Access/Features: **No**
 Directions: **Rt. 2A to Sunnyside or Rt. 2 to Bedford to Morningside to Sunnyside.**

List Price: **\$625,000**

Total Rooms: **10**
 Bedrooms: **5**
 Bathrooms: **2f 0h**
 Master Bath: **No**
 Fireplaces: **1**

Remarks

Best lot in the neighborhood! A fantastic opportunity to renovate to your own taste on this enchanting, equestrian-style lot previously used for equestrian purposes. This is the finest quality parcel in this subdivision on a quiet side street. Nice and level with the best elevation in the neighborhood. This split level has all the charm and functionality for any family lifestyle. Central House Fan for summer cooling. Highly appealing Lincoln location with easy commuter access. Prime family-oriented subdivision. Walking distance to Minuteman National Historical Park and walking/jogging trails. Property is being sold "AS IS". Be a part of an upgrading neighborhood where your improvements will be supported and sustained. Among the most affordable properties available in Lincoln. Great Value! A CONTRACTOR'S OR CASH BUYER'S DREAM! NOW ACCEPTING BIDS/OFFERS.

Property Information

Approx. Living Area: **1980 sq. ft.** Approx. Acres: **1.09 (47480 sq. ft.)** Garage Spaces: **2 Attached, Work Area, Side Entry**
 Living Area Includes: Heat Zones: **8 Central Heat, Forced Air, Electric Baseboard, Oil** Parking Spaces: **8 Off-Street, Paved Driveway**
 Living Area Source: **Public Record** Cool Zones: **Other (See Remarks)** Approx. Street Frontage:
 Living Area Disclosures:
 Disclosures: **Property being sold "AS IS". See attached Lead Paint Disclosure. All measurements are approximate. All data and listing specifications may be generalized and approximate.**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|-------|-------|--|
| Living Room: | 2 | 21x12 | Fireplace, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box |
| Dining Room: | 2 | 20x13 | Flooring - Wall to Wall Carpet, Deck - Exterior, Exterior Access, Slider |
| Kitchen: | 2 | 14x11 | Flooring - Laminate |
| Master Bedroom: | 3 | 14x10 | Closet, Flooring - Hardwood |
| Bedroom 2: | 3 | 10x11 | Closet, Flooring - Hardwood |
| Bedroom 3: | 3 | 10x9 | Closet, Flooring - Hardwood |
| Bedroom 4: | 3 | 11x9 | Closet, Flooring - Hardwood |
| Bedroom 5: | 1 | 12x9 | Closet - Walk-in |
| Bath 1: | 3 | 11x5 | Bathroom - Full |
| Bath 2: | 1 | 7x5 | Bathroom - Full |
| Laundry: | 1 | 9x6 | Flooring - Laminate, Exterior Access |
| Study: | 1 | 13x12 | Flooring - Laminate |
| Other: | 1 | 13x10 | Closet/Cabinets - Custom Built, Flooring - Laminate |
| Other: | B | 23x22 | -- |

Features

Appliances: **Range, Dishwasher**
 Basement: **Yes Full, Interior Access, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **220 Volts, Fuses, Circuit Breakers, 100 Amps, 200 Amps**
 Exterior: **Clapboard, Wood, Shake**
 Exterior Features: **Porch, Deck, Deck - Wood, Storage Shed, Paddock, Fenced Yard, Fruit Trees, Horses Permitted**
 Flooring: **Wood, Laminate, Hardwood**
 Foundation Size: **996 s.f.**
 Foundation Description: **Poured Concrete**
 Hot Water: **Electric, Tank**
 Insulation: **Full, Fiberglass**
 Lot Description: **Wooded, Paved Drive, Cleared, Level**
 Road Type: **Public, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Failed**
 Terms: **Contract for Deed**
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No, --**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Exclusions: **Fireplace Insert, Personal Property**
 Facing Direction: **Southwest**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: **Warranty Features: No**
 Year Built: **1953** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **Undisclosed**

Tax Information

Pin #: **16 16 0**
 Assessed: **\$529,100**
 Tax: **\$7809.83** Tax Year: **2014**
 Book: **11441** Page: **526**
 Cert: **12/19/1967**
 Zoning Code: **R1**
 Map: **113** Block: **28** Lot: **0**

Office/Agent Information

Office: MLSLincolnWestonRealty (781) 235-7727
Agent: Peter Gottlieb(781) 235-7727
Team Member: Peter Gottlieb (781) 235-7727