



MLS # 71265007 - Active
Single Family - Detached

95 Claypit Hill Road
Wayland, MA 01778
Middlesex County
Style: **Other (See Remarks)**
Color: **Grey/White**
Grade School:
Middle School:
High School:
Handicap Access/Features:
Neighborhood/Sub-Division: **Claypit Hill**
Directions: **Boston Post Road (Rt. 20) to Plain Road north to Claypit Hill Road.**
First home on the left.

List Price: **\$1,995,000**

Total Rooms: **17**
Bedrooms: **5**
Bathrooms: **4f 2h**
Master Bath: **Yes**
Fireplaces: **4**

Remarks

Built 2002/03, this rarely used home has exceptional quality and character and beautifully flowing space. Architecturally, it appears a little Victorian with strong hints of the Shingle style but the layout is fully modernized with large more open rooms and high ceilings providing it with truly grand scale. Describing its many special features in the small space provided here is nearly impossible - it must be seen to be appreciated. Always professionally maintained it is in move-in condition.

Property Information

Approx. Living Area: **7650 sq. ft.** Approx. Acres: **1.58 (68825 sq. ft.)** Garage Spaces: **3 Attached, Garage Door Opener, Side Entry**
Living Area Includes: **Finished Basement** Heat Zones: **7 Central Heat, Forced Air, Oil** Parking Spaces: **6 Off-Street, Paved Driveway**
Living Area Source: **Other** Cool Zones: **7 Central Air** Approx. Street Frontage:
Living Area Disclosures: **All measurements approximate. Based on partially measured floor plans.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14x17	Flooring - Hardwood
Dining Room:	1	15x26	Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Window(s) - Picture, Balcony - Interior, Wet bar
Family Room:	1	20x21	Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, French Doors, Wet bar
Kitchen:	1	13x21	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island
Master Bedroom:	2	17x27	Bathroom - Full, Fireplace, Closet - Walk-in, Flooring - Hardwood, Balcony / Deck, French Doors
Bedroom 2:	2	14x15	Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood
Bedroom 3:	2	15x18	Bathroom - Full, Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood
Bedroom 4:	2	14x17	Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood
Bedroom 5:	2	16x18	Bathroom - Full, Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Hot Tub / Spa
Bath 1:	2		Bathroom - Full, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Window(s) - Picture, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub
Bath 2:	2		Bathroom - Full, Closet - Linen, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	B		Bathroom - Full, Closet - Linen, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub
Laundry:	2	5x15	Closet - Linen, Closet
Library:	1	12x16	Closet/Cabinets - Custom Built, Flooring - Hardwood, French Doors
Office:	1	15x15	Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, French Doors
Other:	1	12x15	Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Dining Area
Wine Cellar:	B	10x12	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, French Doors
Play Room:	B	13x48	Closet - Walk-in
Exercise Room:	B	11x23	Bathroom - Full

Features

Appliances: **Wall Oven, Dishwasher, Disposal, Compactor, Microwave, Countertop Range, Refrigerator, Washer, Dryer, Vent Hood**
Basement: **Yes Full, Partially Finished, Interior Access, Bulkhead, Sump Pump, Radon Remediation System**
Beach: **No**
Construction: **Frame**
Electric: **110 Volts, Circuit Breakers, 200 Amps, Other (See Remarks)**
Energy Features: **Insulated Windows, Storm Windows, Prog. Thermostat**
Exterior: **Clapboard**
Exterior Features: **Porch, Patio, Balcony, Gutters, Professional Landscaping, Sprinkler System, Fenced Yard, Satellite Dish**
Flooring: **Tile, Hardwood, Stone / Slate, Other (See Remarks)**
Foundation Size: **00000**
Foundation Description: **Poured Concrete**
Hot Water: **Oil, Tank**
Interior Features: **Central Vacuum, Security System, Cable Available, Sauna/Steam/Hot Tub, Wetbar, Intercom, Walk-up Attic**
Lot Description: **Corner, Wooded, Paved Drive, Fenced/Enclosed, Level**
Road Type: **Public, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Inspection Required for Sale, Private Sewerage - Title 5: Not Done**
Utility Connections: **for Gas Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures: **Title 5 not yet completed. At 7 years old with light use it should pass. Delivery at closing.**
Exclusions: **Two chandeliers located in the main foyer and in the back foyer.**
Home Own Assn: **No**
Lead Paint: **None**
UFFI: **No** Warranty Features:
Year Built: **2002** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$2,246,000**
Tax: **\$42814** Tax Year: **2012**
Book: **38251** Page: **158**
Cert: **3/11/2003**
Zoning Code: **R60**
Map: **19** Block: Lot: **022**