

MLS # 72179761 - Sold
Single Family - Detached



119 Lincoln Rd
Wayland, MA 01778-1303
Middlesex County

List Price: **\$1,870,000**
 Sale Price: **\$1,870,000**

Style: **Colonial**
 Color: **Natural**
 Grade School: **Claypit Hill**
 Middle School: **Wayland Middle**
 High School: **WHS**
 Approx. Acres: **1.52 (66,098 SqFt)**
 Handicap Access/Features:
 Directions: **Waltham Rd to Lincoln Rd**

Total Rooms: **11**
 Bedrooms: **5**
 Bathrooms: **5f 2h**
 Main Bath: **Yes**
 Fireplaces: **2**
 Approx. Street Frontage:
 Accessory Dwelling Unit:

Young Stylish Shingled Arts and Craft style 5 Bdrm 5 full / 2 half bath home on beautifully landscaped 1.5 acres. 2008 built-magnificent high-end construction & sited on very Private Ended Way. Generous Use of High Quality Detailed Finish Carpentry, Large windows, 9' ceilings, beautiful & artistic ceiling treatments in BR's. This home blends all of today's upgrades into a unique and inviting floor plan. Five bedrooms, each with its own full bath, over sized living and dining rooms, incredible chef's kitchen, fabulous mill work Gourmet white kitchen with professional appliances open to casual eating and family room. Open concept floor plan. HW floors throughout, great closet space. Huge open and finished, walk-out carpeted basement w/High Ceiling & big windows. Prestigious Lincoln Rd Area in Claypit Hill School District. Walk or Drive 1.3 Miles to Lincoln Rail Station.

Property Information

Approx. Living Area Total: **6,350 SqFt** Living Area Includes Below-Grade SqFt: **Unspecified** Living Area Source: **Public Record**
 Approx. Above Grade: Approx. Below Grade:
 Living Area Disclosures: **additional SF in large finished basement NOT included**

Heat Zones: **4 Forced Air, Oil, Hydro Air**
 Parking Spaces: **8 Off-Street**

Cool Zones: **4 Central Air**
 Garage Spaces: **3 Attached, Garage Door Opener, Side Entry, Insulated**

Disclosures: **Propane gas for cooking. Shared drive. 400 AMP electrical. Basement unheated/cooled**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	22X20	Fireplace, Flooring - Hardwood
Dining Room:	1	22X15	Closet/Cabinets - Custom Built , Flooring - Hardwood , French Doors
Family Room:	1	26X16	Flooring - Hardwood
Kitchen:	1	31X16	Closet/Cabinets - Custom Built , Flooring - Hardwood , Pantry, Countertops - Stone/Granite/Solid , Kitchen Island, Breakfast Bar / Nook, Open Floor Plan, Stainless Steel Appliances, Gas Stove
Main Bedroom:	2	21X18	Bathroom - Full , Bathroom - Double Vanity/Sink , Fireplace, Closet - Walk-in , Flooring - Hardwood
Bedroom 2:	2	13X13	Bathroom - Full , Ceiling - Cathedral , Closet - Walk-in , Flooring - Hardwood
Bedroom 3:	2	14X14	Bathroom - Full , Ceiling - Cathedral , Closet - Walk-in , Flooring - Wall to Wall Carpet
Bedroom 4:	2	16X13	Bathroom - Full , Closet - Walk-in , Flooring - Wall to Wall Carpet
Bedroom 5:	2	25X15	Bathroom - Full , Ceiling - Cathedral , Closet - Walk-in , Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	1		Bathroom - Half
Laundry:	2		-
Exercise Room:	B		-
Game Room:	B		Flooring - Wall to Wall Carpet
Home Office:	1	15X13	Closet/Cabinets - Custom Built , Flooring - Hardwood

Features

Appliances: **Microwave, Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Vent Hood, Range - ENERGY STAR**
 Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Public School**
 Basement: **Yes Full, Partially Finished, Walk Out, Sump Pump**
 Beach: **Yes Lake/Pond**

Other Property Info

Disclosure Declaration: **No**
 Exclusions: **Wall mounted TV in basement, chandeliers in DR and breakfast area**
 Home Own Assn:
 Lead Paint: **None**
 UFFI: **Warranty Features:**
 Year Built: **2008** Source: **Public Record**

Beach Ownership: **Other (See Remarks)**
Construction: **Frame, Conventional (2x4-2x6)**
Electric: **Circuit Breakers, 200 Amps, Other (See Remarks)**
Energy Features: **Insulated Windows**
Exterior: **Shingles, Wood**
Exterior Features: **Porch, Patio, Professional Landscaping, Sprinkler System**
Flooring: **Tile, Wall to Wall Carpet, Marble, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Tank**
Insulation: **Full**
Interior Features: **Central Vacuum, Security System, Cable Available, French Doors**
Lot Description: **Easements, Shared Drive, Level**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Utility Connections: **for Gas Range, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:05 L:022A**
Assessed: **\$1,783,500**
Tax: **\$32,353** Tax Year: **2017**
Book: **58657** Page: **357**
Cert: **000000049258**
Zoning Code: **SFR**
Map: Block: Lot:

Market Information

Listing Date: **6/9/2017** Listing Market Time: MLS# has been on for **3** day(s)
Days on Market: Property has been on the market for a total of **3** day(s) Office Market Time: Office has listed this property for **3** day(s)
Expiration Date:
Original Price: **\$1,870,000** Cash Paid for Upgrades:
Off Market Date: **6/12/2017** Seller Concessions at Closing:
Sale Date: **7/13/2017** Financing: **Withheld**
Sale Price: **\$1,870,000** Sale-to-List Ratio: **100%**
Offer Date: **6/12/2017** Days to Offer: **3**

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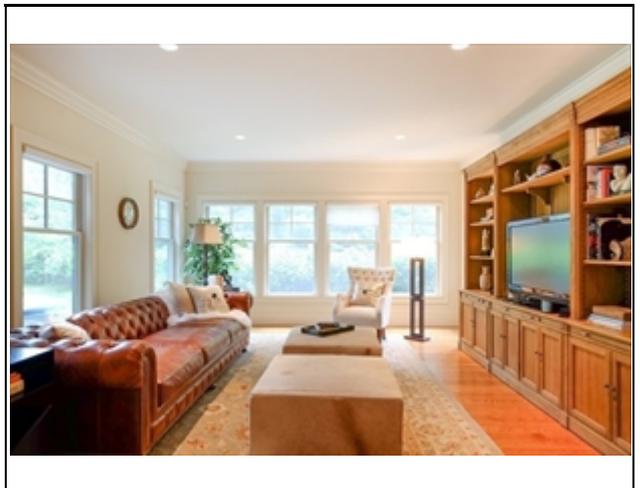
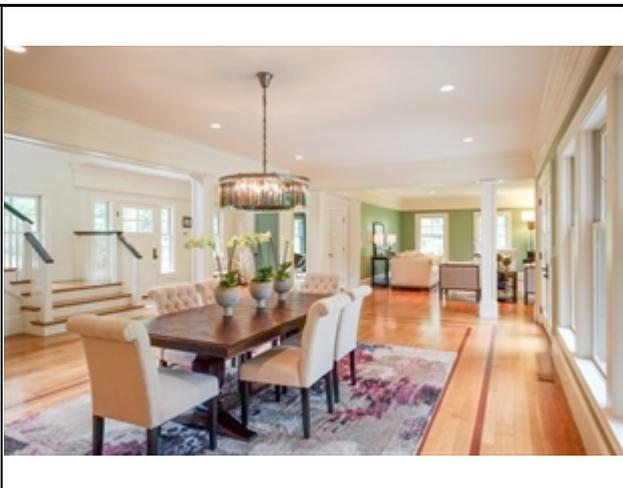
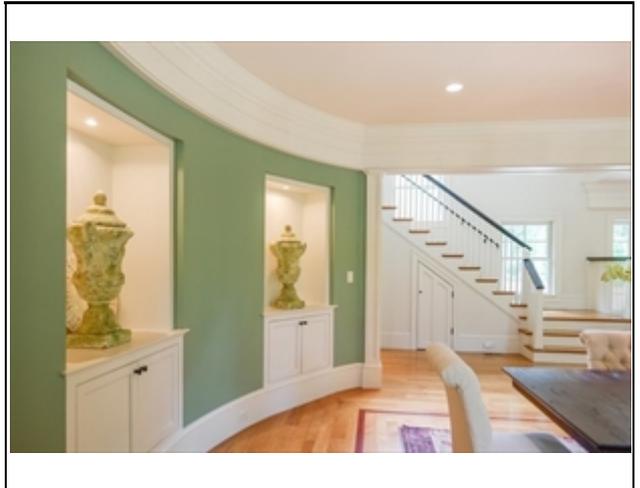
Market History for 119 Lincoln Rd, Wayland, MA 01778-1303

MLS #	Date		DOM	DTO	Price
72179761	6/9/2017	Listed for \$1,870,000			\$1,870,000
UAG	6/12/2017	Status Changed to: Under Agreement	3		
SLD	7/13/2017	Status Changed to: Sold	3		
	7/13/2017	Sold for \$1,870,000	3	3	\$1,870,000
Market History for Office Id: AC0822			3	3	\$1,870,000
Market History for this property			3	3	\$1,870,000

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