



**MLS # 71379968 - Active
Single Family - Detached**

**15 Hamlins Crossing
Dover, MA 02030-2461**

Norfolk County

Style: **Colonial**

Color:

Grade School:

Middle School:

High School:

Handicap Access/Features:

Neighborhood/Sub-Division: **Snows Hill**

Directions: **Snows Hill Lane, right on Hamlins Crossing**

List Price: **\$5,900,000**

Total Rooms: **18**

Bedrooms: **5**

Bathrooms: **6f 1h**

Master Bath: **Yes**

Fireplaces: **7**

Remarks

Circa 1906, this Colonial Revival style residence was renovated down to the studs and now offers a combination of original architectural detail, exceptional finishes and a modern infrastructure. The 26 acre estate is comprised of open fields, rolling lawns, scenic ponds and a variety of mature trees, all within a neighborhood setting, A guest house, numerous outbuildings for horses or an antique car collection, a swimming pool and tennis court complete the estate. Buildable lot also available.

Property Information

Approx. Living Area: **11671 sq. ft.** Approx. Acres: **24.51 (1067655 sq. ft.)** Garage Spaces: **6 Detached, Garage Door Opener, Heated, Storage, Work Area, Insulated**
 Living Area Includes: **Finished Basement** Heat Zones: **Central Heat, Forced Air, Gas** Parking Spaces: **20 Paved Driveway**
 Living Area Source: **Measured** Cool Zones: **Central Air** Approx. Street Frontage:
 Living Area Disclosures: **Inc guest house (1,990sf) recreation lodge (1,160sf) caretakers' apt. (1,097sf)**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Features			
Appliances: Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer, Water Treatment, Vent Hood			
Area Amenities: Shopping, Walk/Jog Trails, Stables, Conservation Area			
Basement: Yes Full, Finished, Interior Access, Bulkhead			
Beach: No			
Energy Features: Insulated Windows, Insulated Doors, Prog. Thermostat, Backup Generator			
Exterior: Brick			
Exterior Features: Porch - Screened, Patio, Pool - Inground, Cabana, Tennis Court, Storage Shed, Barn/Stable, Paddock, Greenhouse, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens, Gazebo, Fruit Trees, Garden Area, Guest House, Horses Permitted, Outdoor Shower			
Flooring: Tile, Wall to Wall Carpet, Marble, Hardwood			
Foundation Size: 9999999999999999			
Foundation Description: Other (See Remarks)			
Hot Water: Natural Gas			
Insulation: Full			
Interior Features: Central Vacuum, Security System, Cable Available, Sauna/Steam/Hot Tub, Intercom, French Doors			
Lot Description: Wooded, Paved Drive, Stream, Cleared, Gentle Slope, Scenic View(s)			
Road Type: Public			
Roof Material: Asphalt/Fiberglass Shingles, Slate			
Sewer Utilities: Private Sewerage - Title 5: Not Done			
Utility Connections: for Gas Range, for Electric Oven, Washer Hookup, Icemaker Connection			
Water Utilities: Private Water			
Waterfront: Yes, Pond			
Water View: Yes, Pond			
Other Property Info			
Adult Community: No			
Disclosure Declaration: No			
Disclosures: Also available for purchase is one adjoining buildable lot.			
Exclusions: Living room chandelier. See attached escrow documents.			
Home Own Assn: No			
Lead Paint: Unknown			
UFFI: Warranty Features:			
Year Built: 1906 Source: Owner			
Year Built Description: Approximate, Renovated Since			
Year Round:			
Short Sale w/Lndr.App.Reg: No			
Lender Owned: No			
Tax Information			
Pin #: M:0022 B:00002 L:0000			
Assessed: \$6,102,102			
Tax: \$72813 Tax Year: 2012			
Book: 14924 Page: 472			
Cert:			
Zoning Code: R2			
Map: Block: Lot:			

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