



**MLS # 71475213 - New  
Single Family - Detached**

**35 Brookfield Road  
Dover, MA 02030-1805  
Norfolk County**

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

Style: **Colonial**  
Color:  
Grade School: **Chickering**  
Middle School: **Dover/Sherborn**  
High School: **Dover/Sherborn**

Total Rooms: **14**  
Bedrooms: **5**  
Bathrooms: **4f 2h**  
Master Bath: **Yes**  
Fireplaces: **2**

Handicap Access/Features:  
Neighborhood/Sub-Division: **Tubwreck Estates**  
Directions: **Walpole St to Shady Ln left on Tubwreck & right on Brookfield to end.**

**Remarks**

**Premier Tubwreck Estates Nghbd! Handsome stone gateposts & priv. drive welcome you to this beautiful & distinctive residence surrounded by lovely landsc. and bordered by conservation. Highlights incl a gorgeous 2-story foyer w/double bridal staircase & granite flr, dramatic great room with soaring ceil. & custom kitchen w/red birch cab. & bamboo flr. Lux mstr ste. Fin. w/out L Lvl w/full bath. Fabulous, open, sunny spaces thruout! Storage galore. 4+ acres. Coveted cul-de-sac loc! #1 Schools!**

**Property Information**

Approx. Living Area: **7715 sq. ft.** Approx. Acres: **4.34 (188863 sq. ft.)** Garage Spaces: **3 Attached, Garage Door Opener, Storage, Side Entry, Insulated**  
Living Area Includes: **Finished Basement** Heat Zones: **5 Oil, Hydro Air** Parking Spaces: **8 Off-Street, Paved Driveway**  
Living Area Source: **Public Record** Cool Zones: **5 Central Air** Approx. Street Frontage: **216 ft**  
Living Area Disclosures: **2,021sqft in fin. Walk-out L Lvl**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	25x16	Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Dining Room:	1	18x16	Flooring - Hardwood, Window(s) - Bay/Bow/Box
Family Room:	1	25x19	Fireplace, Flooring - Wall to Wall Carpet, Window(s) - Picture, Balcony / Deck, Balcony - Interior
Kitchen:	1	24x23	Flooring - Wood, Dining Area, Balcony / Deck, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island
Master Bedroom:	2	24x20	Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	19x14	Flooring - Wall to Wall Carpet
Bedroom 3:	2	16x14	Flooring - Wall to Wall Carpet
Bedroom 4:	2	16x12	Flooring - Wall to Wall Carpet
Bedroom 5:	2	16x14	Flooring - Wall to Wall Carpet
Laundry:	2		Flooring - Stone/Ceramic Tile
Study:	1	16x14	Flooring - Wall to Wall Carpet, Window(s) - Picture
Foyer:	1	19x16	Closet, Flooring - Stone/Ceramic Tile, Balcony - Interior
Mud Room:	1		--
Play Room:	B	26x17	Bathroom - Full, Flooring - Wall to Wall Carpet, Dining Area
Exercise Room:	B	20x15	Flooring - Wall to Wall Carpet
Game Room:	B	20x16	Flooring - Wall to Wall Carpet

**Features**

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator**  
Area Amenities: **Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Conservation Area, Private School, Public School**  
Basement: **Yes Full, Finished, Walk Out, Interior Access, Garage Access, Radon Remediation System**  
Beach: **No**  
Construction: **Frame, Stone/Concrete, Conventional (2x4-2x6)**  
Electric: **220 Volts, Circuit Breakers, Other (See Remarks)**  
Energy Features: **Insulated Windows, Insulated Doors**  
Exterior: **Clapboard, Wood, Stone**  
Exterior Features: **Porch, Deck, Professional Landscaping, Sprinkler System, Decorative Lighting**  
Flooring: **Wood, Tile, Wall to Wall Carpet, Marble, Hardwood**  
Foundation Size: **Irregular**  
Foundation Description: **Poured Concrete**  
Hot Water: **Oil, Tank, Separate Booster**  
Insulation: **Full, Fiberglass**  
Interior Features: **Central Vacuum, Security System, Cable Available**  
Lot Description: **Paved Drive**  
Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Pass**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**  
Water Utilities: **Private Water**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **Yes**  
Disclosures: **Colonial Water Co.- April Air Filter, Custom window treatments included**  
Exclusions: **Sauna, washer, dryer**  
Home Own Assn: **No**  
Lead Paint: **None**  
UFFI: **No** Warranty Features: **No**  
Year Built: **1997** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round: **Yes**  
Short Sale w/Lndr.App Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:0024 B:00066 L:000B**  
Assessed: **\$2,089,600**  
Tax: **\$24913** Tax Year: **2012**  
Book: **16973** Page: **504**  
Cert:  
Zoning Code: **R2**  
Map: Block: Lot: