



**MLS # 71738359 - Active
Single Family - Detached**

4 YALE ROAD
Hopkinton, MA 01748
Middlesex County
 Style: **Cottage**
 Color: **Tan**
 Grade School: **CtrElmwdHopkins**
 Middle School: **Hopkinton**
 High School: **Hopkinton**
 Handicap Access/Features:
 Neighborhood/Sub-Division: **Lake Maspenock**
 Directions: **West Main St. to South St. to Hayward (becomes Lakeshore Drive)
 left onto Yale Rd.**

List Price: **\$209,000**

Total Rooms: **4**
 Bedrooms: **1**
 Bathrooms: **1f 0h**
 Master Bath: **No**
 Fireplaces: **0**

Remarks

We are looking for the right buyer; preferably a DEVELOPER or CONTRACTOR with sufficient funds to build a new home on this mostly level, 1/4-acre lot with only a short walk to Lake Maspenock. This will continue the recent tradition of upgrading and new construction in the neighborhood and be a benefit and asset to the entire community and Town of Hopkinton. The Lake offers a new beach park with boating, water skiing, swimming, fishing, trails, parking and more! The lot itself offers a beautifully wooded, relaxing and enchanting, New Hampshire-like setting with some lake views. A short drive to Route 495 and the Pike. Brand new 24-Hour Super Center Food store nearby. Very convenient, very low price, especially near a lake...especially for Hopkinton!

Property Information

Approx. Living Area: **798 sq. ft.** Approx. Acres: **0.23 (9870 sq. ft.)** Garage Spaces: **0 --**
 Living Area Includes: Heat Zones: **5 Electric Baseboard, Other (See Remarks)** Parking Spaces: **2 Off-Street**
 Living Area Source: **Public Record** Cool Zones: **1 Window AC** Approx. Street Frontage: **60 ft**
 Living Area Disclosures: **Additional 112 s.f. enclosed finished porch area**
 Disclosures: **See Seller's Lead Paint Disclosure Form attached. All measurements and specs are approximate.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18x13	Wood / Coal / Pellet Stove
Kitchen:	1	15x7	Flooring - Laminate, Balcony / Deck
Master Bedroom:	1	11x10	Closet
Bath 1:	1	9x8	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Vinyl
Laundry:	1		--
Study:	1	10x10	--
Other:	1	7x16	Balcony - Interior, Cable Hookup, Exterior Access, High Speed Internet Hookup

Features

Appliances: **Range, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Park, Conservation Area, Public School, Other (See Remarks)**
 Basement: **No**
 Beach: **Yes Lake/Pond, Access, Walk to**
 Beach Ownership: **Public**
 Beach - Miles to: **1/10 to 3/10**
 Construction: **Frame**
 Electric: **110 Volts, 220 Volts, Circuit Breakers, 100 Amps, 200 Amps, Other (See Remarks)**
 Energy Features: **Insulated Windows, Storm Doors**
 Exterior: **Clapboard**
 Exterior Features: **Deck, Deck - Wood, Storage Shed**
 Flooring: **Wall to Wall Carpet, Laminate, Hardwood**
 Foundation Size: **26'x35'**
 Foundation Description: **Other (See Remarks)**
 Hot Water: **Electric**
 Insulation: **Fiberglass**
 Interior Features: **Security System**
 Lot Description: **Wooded, Paved Drive, Level, Scenic View(s)**
 Road Type: **Public, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Sewage District: **MWRA**
 Terms: **Contract for Deed**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **Yes, Lake, Public**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Exclusions: **Portable Dishwasher, both ceiling-mounted kitchen lights & Porch fixtures, all personal property.**
 Facing Direction: **North**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features: **No**
 Year Built: **1935** Source: **Public Record**
 Year Built Description: **Approximate, Renovated Since**
 Year Round: **Yes**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Tax Information

Pin #: **L35 182 0**
 Assessed: **\$214,400**
 Tax: **\$4136.37** Tax Year: **2016**
 Book: **63563** Page: **91**
 Cert: **5/1/14**
 Zoning Code: **RLF1**
 Map: **L35** Block: **182** Lot: **000**

Office/Agent Information

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