

MLS # 73433680 - Active

Single Family - Detached



22 Lincoln Road  
Lincoln, MA 01773  
Middlesex County

List Price: **\$5,990,000**

Style: **Colonial**  
Color: **White**  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **3.34 (145,490 SqFt)**  
Handicap Access/Features:  
Directions: **Rte 2 to Bedford Rd to Lincoln Rd. Behind the Lincoln Town offices (right of way)**

Total Rooms: **19**  
Bedrooms: **6**  
Bathrooms: **8f 3h**  
Main Bath: **Yes**  
Fireplaces: **5**  
Approx. Street Frontage:  
Accessory Dwelling Unit:

This stunning Grand Estate colonial built and renovated in 2025 with 6 bed and 14 bath is set on 3.34 acre of land, circular drive, stone walls, and picturesque gardens making a truly spectacular statement. The quality is immediately evident from the gorgeous landscaping, to the architectural detailing and expansive built-in carpentry. Step inside and the grandeur continues with exquisite wood details in every room. The open floor plan offers a beautiful kitchen with high-end SS appliances, breakfast nook with additional built-ins, grand family room that opens to an expansive deck, a sun-filled living room, and a 2-levels in-law suite with 2 Br and 1.5 BA. Second floor features a master bedroom, 4 additional bedrooms each with a BA and one laundry room. The lower level boasts a 3-car garage, a giant great room and 1.5 BA. An additional 2-car garage, tennis court, a fire pit, security monitoring system, Sauna, and much more. Located in the heart of Lincoln right next to the town hall

#### Property Information

Approx. Living Area Total: **8,789 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Measured**

Approx. Above Grade: **6,081 SqFt**

Approx. Below Grade: **2,708 SqFt**

Living Area Disclosures: **Including 2708 Sqft finished basement.**

Heat Zones: **7 Central Heat, Forced Air, Gas, Electric**

Cool Zones: **7 Central Air**

Parking Spaces: **6 Off-Street, Paved Driveway**

Garage Spaces: **5 Attached, Under**

Disclosures: **Current assessed value and property tax are not updated yet. New 7 bedrooms septic system.**

#### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	22X18	Flooring - <b>Hardwood, Main Level, Recessed Lighting</b>
Dining Room:	1	17X28	Flooring - <b>Hardwood, Main Level</b>
Family Room:	1	20X28	Fireplace, Flooring - <b>Hardwood, Main Level, Deck - Exterior, Exterior Access, Recessed Lighting</b>
Kitchen:	1	15X21	Window(s) - <b>Picture, Countertops - Stone/Granite/Solid, Deck - Exterior, Stainless Steel Appliances, Gas Stove, Lighting - Overhead</b>
Main Bedroom:	2	13X16	Closet, Flooring - <b>Hardwood, Window(s) - Picture</b>
Bedroom 2:	2	13X12	Closet, Flooring - <b>Hardwood</b>
Bedroom 3:	2	14X13	Skylight, Closet, Flooring - <b>Hardwood</b>
Bedroom 4:	2	13X20	Closet, Flooring - <b>Laminate, Recessed Lighting</b>
Bedroom 5:	2	13X10	Flooring - <b>Hardwood</b>
Bath 1:	1	6X6	Bathroom - <b>Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Main Level</b>
Bath 2:	2	11X13	Bathroom - <b>Full, Bathroom - Tiled With Shower Stall, Bathroom - With Tub, Skylight, Flooring - Stone/Ceramic Tile</b>
Bath 3:	2	13X9	Bathroom - <b>Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Double Vanity</b>
Laundry:	2	11X5	Dryer Hookup - <b>Dual</b>
Home Office:	1	15X9	Flooring - <b>Hardwood</b>
Foyer:	1	9X28	Flooring - <b>Hardwood, Main Level</b>
Inlaw Apt.:	1	15X42	Bathroom - <b>Full, Fireplace, Closet, Flooring - Hardwood, Dining Area, Breakfast Bar / Nook, Dryer Hookup - Electric, Open Floor Plan, Recessed Lighting, Walk-in Storage</b>
Inlaw Apt.:	B	15X42	Flooring - <b>Wood, Kitchen Island</b>
Other:	1	14X23	Flooring - <b>Hardwood, Window Seat</b>
Play Room:	B	24X27	Flooring - <b>Hardwood</b>

#### Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer, Vent Hood**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Public School, T-Station**

Basement: **Yes Full, Interior Access, Garage Access**

Beach: **No**

Construction: **Frame**

Electric: **400 Amps**

Energy Features: **Insulated Windows**

Exterior: **Wood**

Exterior Features: **Porch, Deck - Wood, Gutters, Professional Landscaping, Screens, Garden Area, Stone Wall**

Flooring: **Tile, Laminate, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Insulation: **Fiberglass**

Interior Features: **Cable Available**

Lot Description: **Paved Drive**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer, Private Sewerage - Title 5: Passed**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Gas Dryer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

#### Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1917** Source: **Public Record**

Year Built Description: **Renovated Since**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

#### Tax Information

Pin #:

Assessed: **\$1,416,600**

Tax: **\$18,147** Tax Year: **2025**

Book: **77153** Page: **91**

Cert:

Zoning Code: **RES**

Map: Block: Lot:

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**Market History for 22 Lincoln Road, Lincoln, MA 01773**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>DTO</b>	<b>Price</b>
73433680	9/21/2025	Listed for <b>\$5,990,000</b>	147		\$5,990,000
<b>Market History for Office Id: AC1405</b>			<b>147</b>		
<b>Market History for this property</b>			<b>147</b>		

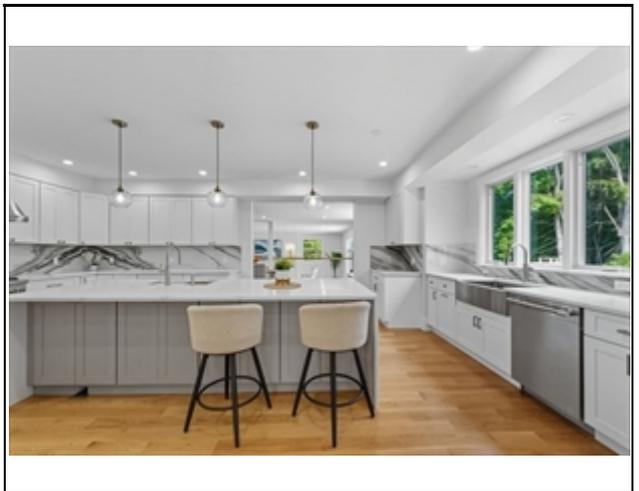
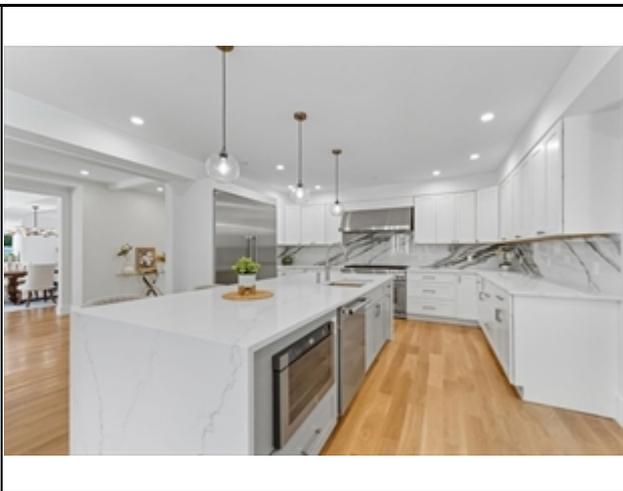
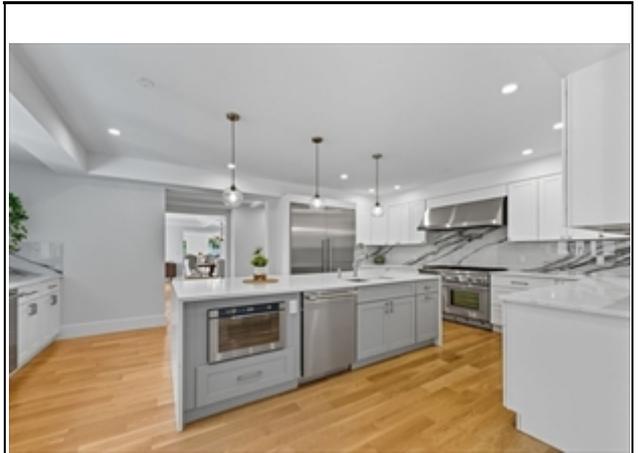
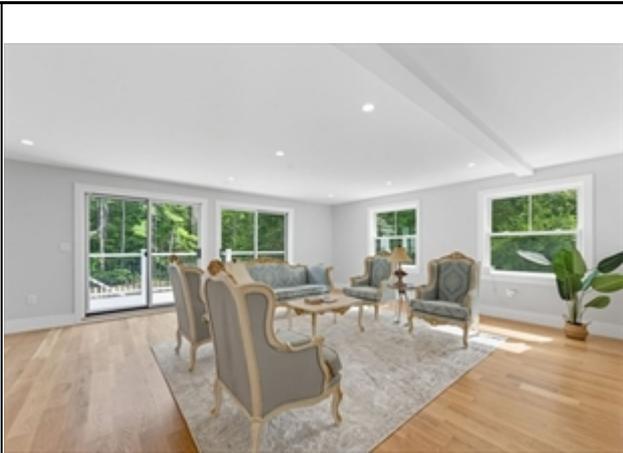
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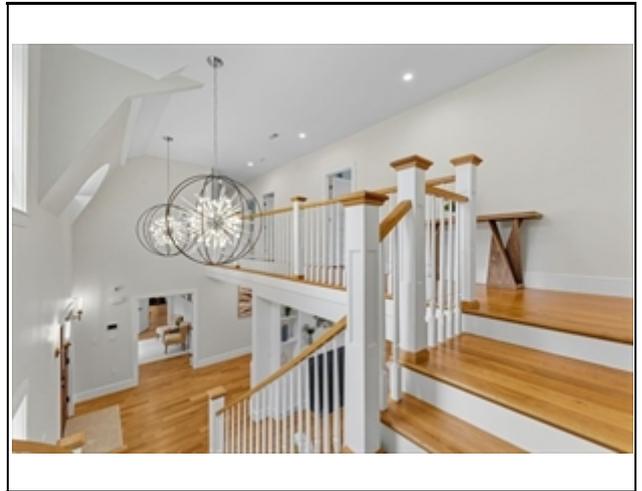
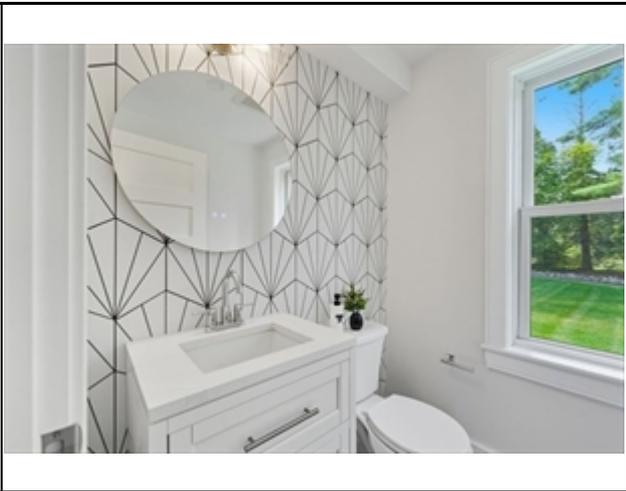
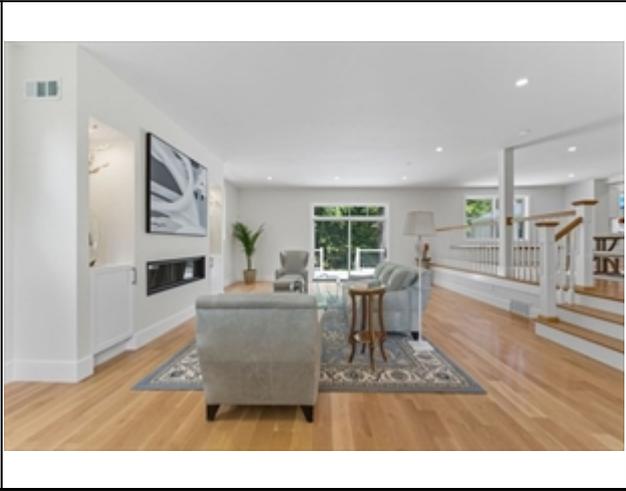
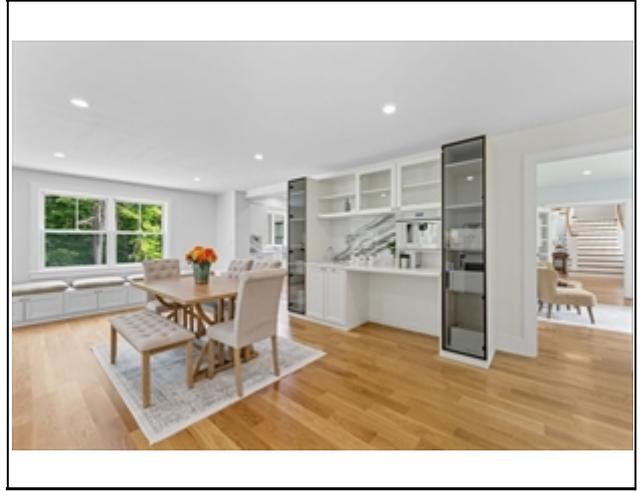
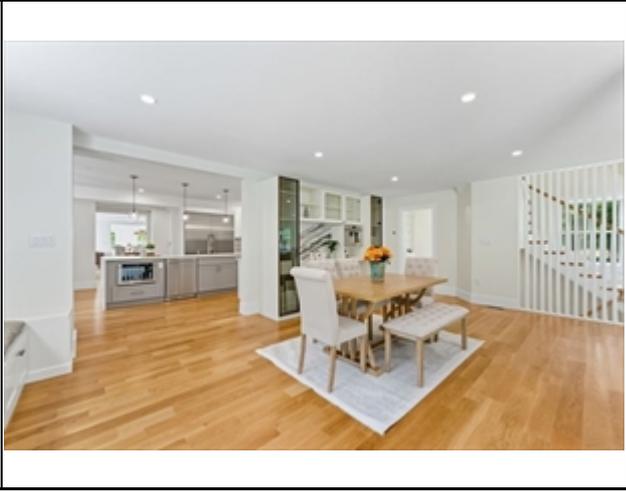
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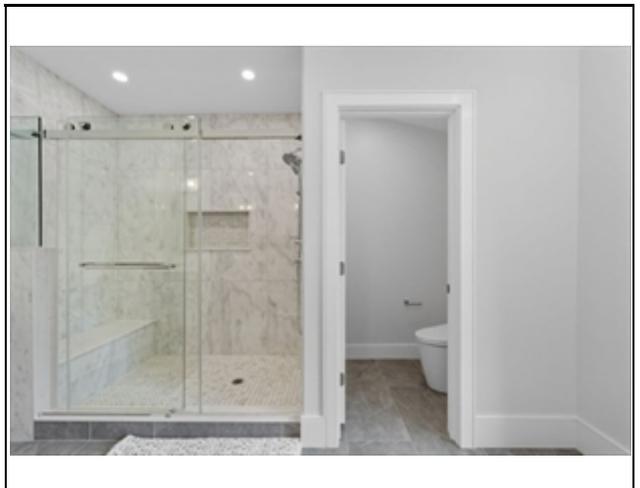
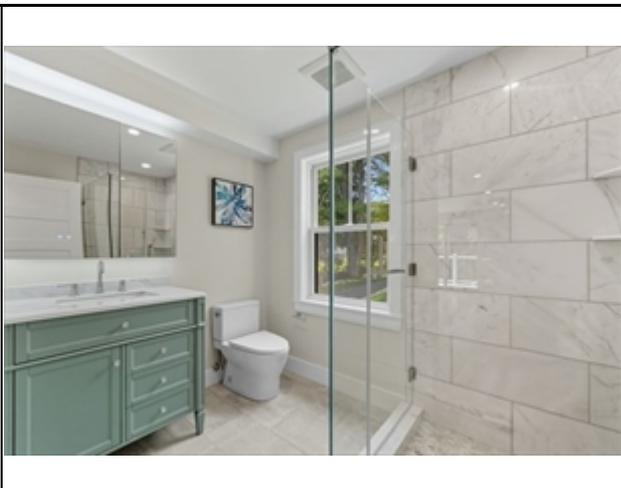
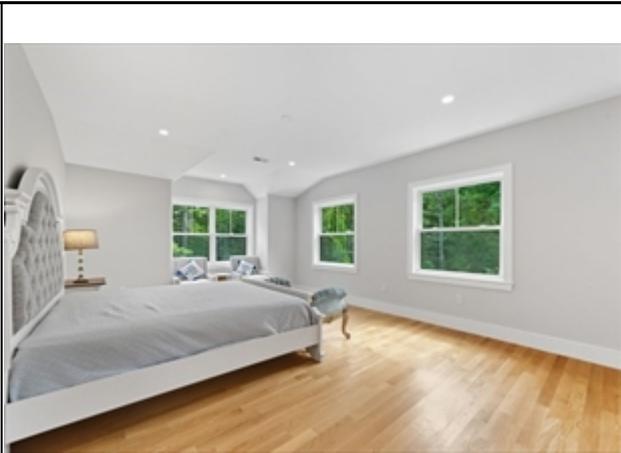
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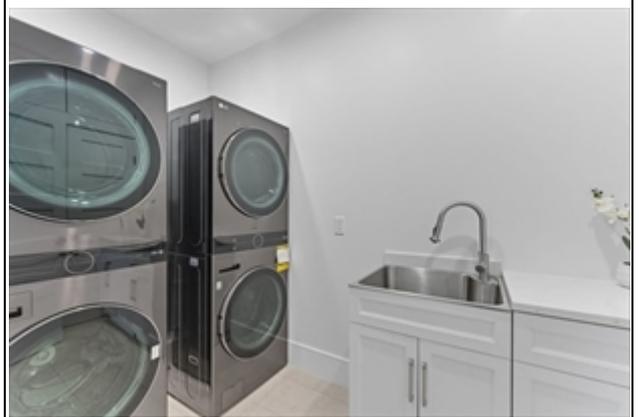
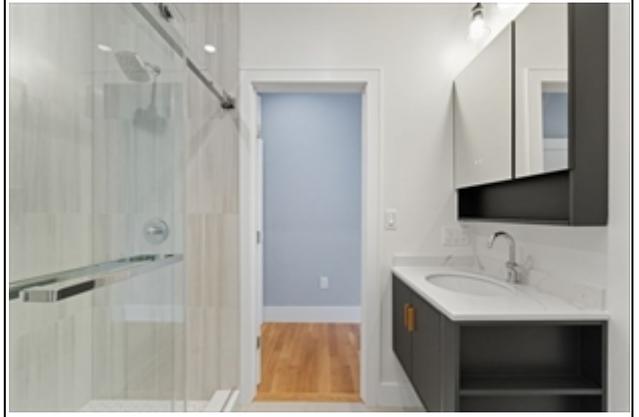


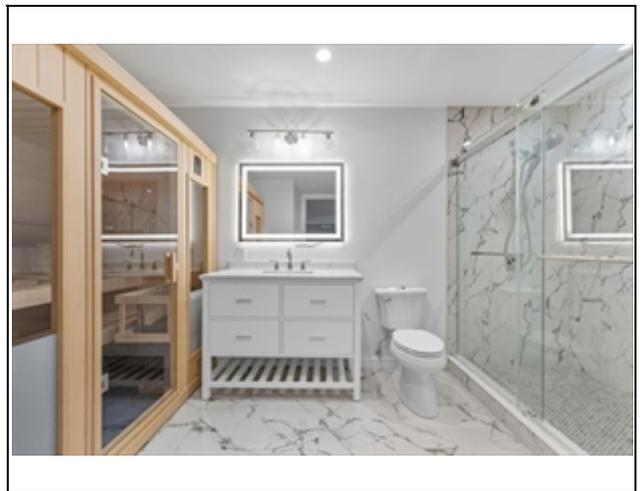
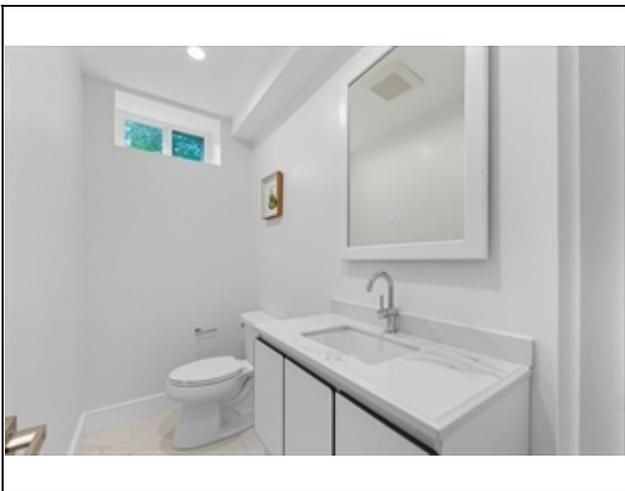
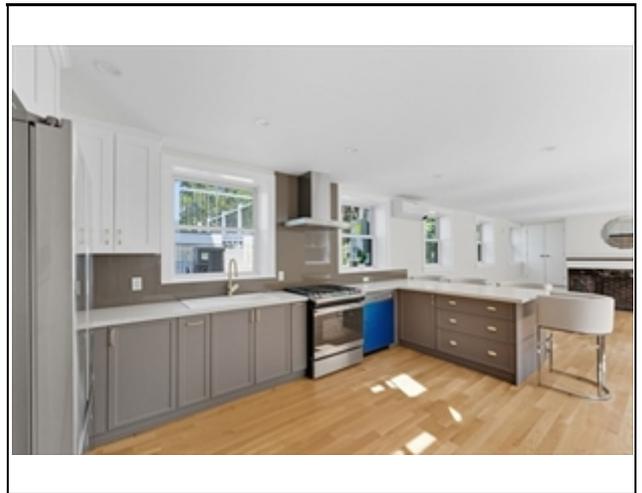
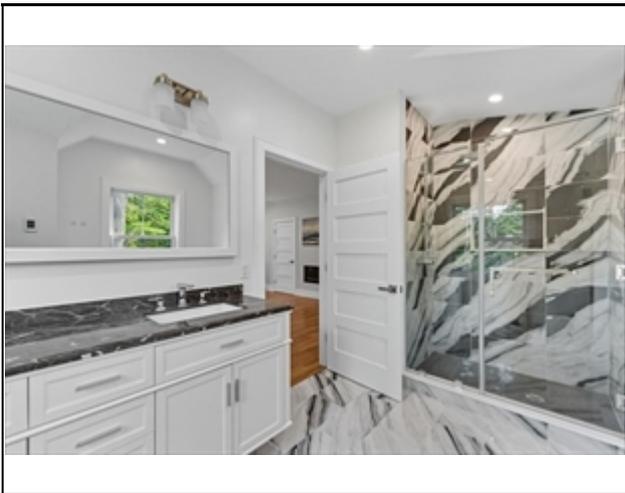
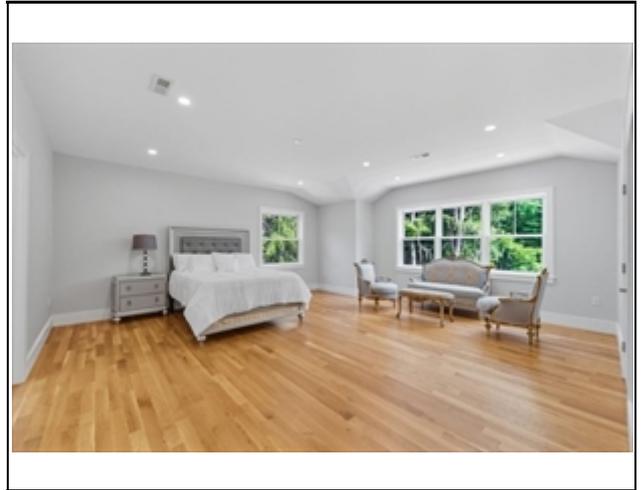
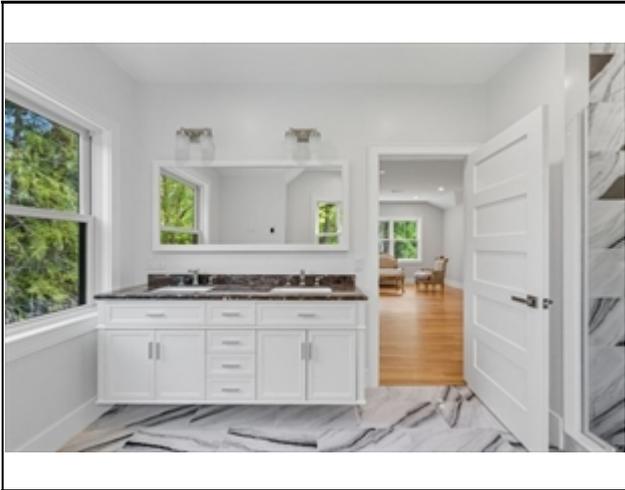
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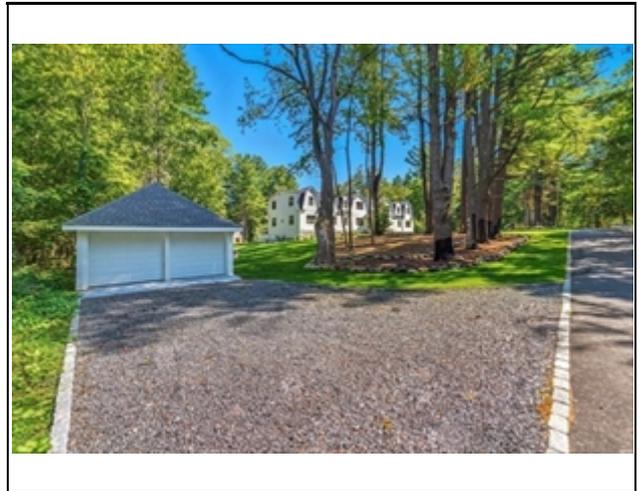
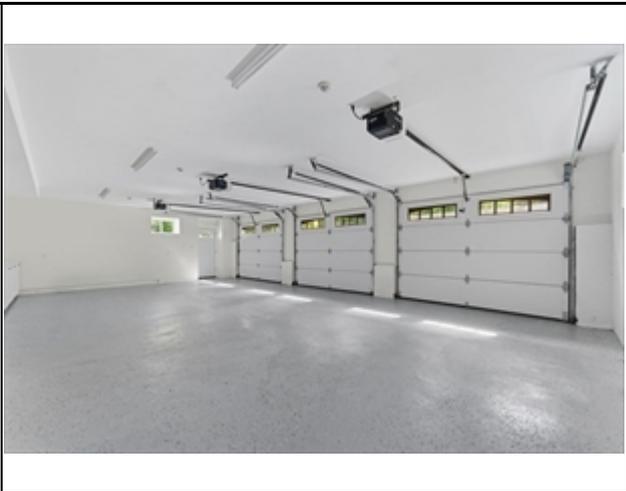
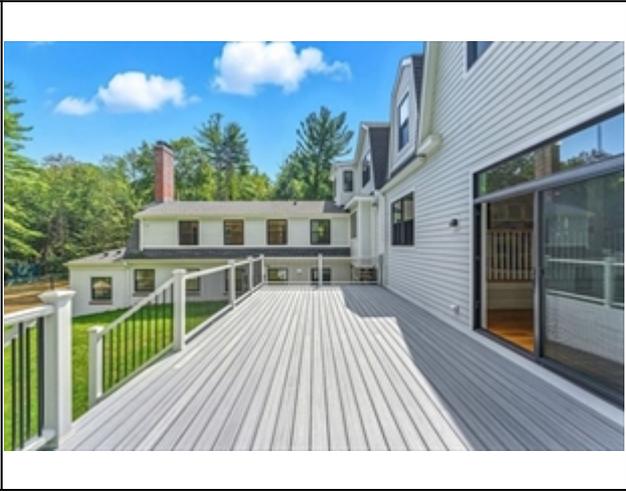
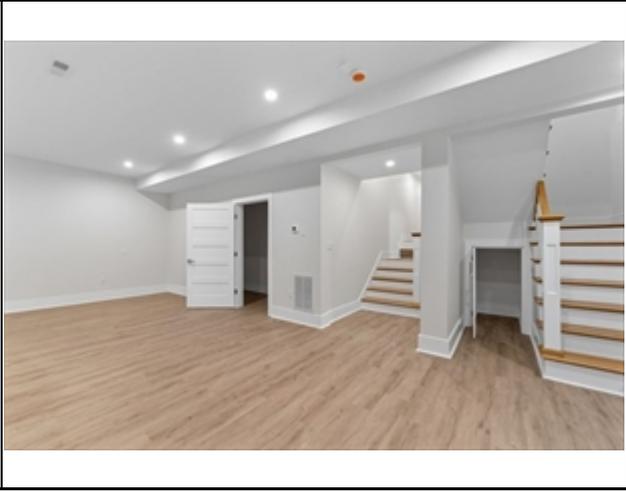






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