

MLS # 73309714 - Active
Single Family - Detached



93 Old Sudbury Road
Lincoln, MA 01773
Middlesex County

List Price: **\$4,950,000**

Style: **Antique**
Color: **White**
Grade School:
Middle School:
High School: **LSHS**
Approx. Acres: **1.87 (81,440 SqFt)**
Handicap Access/Features:
Directions: **Rt.117 to Old Sudbury Road**

Total Rooms: **12**
Bedrooms: **6**
Bathrooms: **4f 1h**
Main Bath: **Yes**
Fireplaces: **2**
Approx. Street Frontage: **277 Ft.**
Accessory Dwelling Unit: **No**

Rarely does a home of such elegance & quality come to market. Set back on a scenic road w/just under 2 acres, the adjoining conservation land on 2 sides allows for privacy & beautiful vistas. This 6,880 sf home combines historic charm w/contemporary amenities. Ideal for both entertaining & intimate family gatherings, it features spacious living room with window seats, a fireplace & abundant windows overlooking the open fields. The 1st floor has a renovated kitchen with high-end appliances, pantry & dining room. A 2-story media room was added in 2006. The family room, library, sunroom & guest room with adjacent full bath, complete the first floor. Upstairs, the master bedroom includes an ensuite bath along with office & 3 walk-in closets. Also on the 2nd floor are 4 additional bedrooms, 2 full baths & laundry room. A separate, heated post & beam barn with 3 parking bays & 2nd floor could easily be converted into an apartment, office or entertaining area. This home is one of a kind!

Property Information

Approx. Living Area Total: **6,880 SqFt**
Approx. Above Grade: **6,300 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **Yes**
Approx. Below Grade: **580 SqFt**

Living Area Source: **Measured**

Heat Zones: **9 Forced Air, Hot Water Baseboard, Radiant, Heat Pump, Gas, Hydro Air, Ductless** Cool Zones: **5 Central Air, Wall AC, Heat Pump, Ductless Mini-Split System**
Mini-Split System

Parking Spaces: **8 Off-Street, Paved Driveway**

Garage Spaces: **3 Detached, Garage Door Opener, Heated, Side Entry, Insulated, Barn, Oversized Parking**

Disclosures: **Well water for irrigation. Barn is 30 x50, and is fully insulated with natural gas space heater sized to heat the space. Outside water is available. All windows in the house replaced, all bathrooms have been renovated. HVAC Lochnivar gas boiler,3 AC condensers and 3 heat pumps installed in 2021**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	33X22	Fireplace, Flooring - Hardwood, French Doors, Main Level, Recessed Lighting, Window Seat
Dining Room:	1	12X16	Flooring - Wood, Window(s) - Bay/Bow/Box
Family Room:	1	19X16	Flooring - Hardwood, Window(s) - Bay/Bow/Box
Kitchen:	1	14X16	Closet/Cabinets - Custom Built, Flooring - Wood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Kitchen Island, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Remodeled, Second Dishwasher, Lighting - Pendant
Main Bedroom:	2	20X19	Bathroom - Full, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box, Dressing Room, Recessed Lighting, Lighting - Sconce
Bedroom 2:	2	12X13	Closet/Cabinets - Custom Built, Flooring - Wood, Recessed Lighting
Bedroom 3:	2	12X15	Closet/Cabinets - Custom Built, Flooring - Wood, Closet - Double
Bedroom 4:	2	12X15	Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Flooring - Wood, Closet - Double, Window Seat
Bedroom 5:	2	14X20	Ceiling - Vaulted, Closet, Flooring - Hardwood, Window Seat
Bath 1:	2		Bathroom - Full, Flooring - Wood
Bath 2:	2		Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - Tiled With Tub, Flooring - Hardwood
Bath 3:	1		Bathroom - Full, Flooring - Wood
Laundry:	2		Closet/Cabinets - Custom Built, Flooring - Wood, Countertops - Stone/Granite/Solid, Dryer Hookup - Gas, Washer Hookup, Laundry Sink
Media Room:	1	21X22	Skylight, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Wood, French Doors, Recessed Lighting
Library:	1	12X16	Fireplace, Flooring - Wood, Window(s) - Bay/Bow/Box
Sun Room:		9X19	Flooring - Wood, French Doors, Recessed Lighting
Bedroom:	1	13X13	Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Wood, Window Seat
Bathroom:	1		Bathroom - Half, Flooring - Wood
Office:	2	9X9	Flooring - Wall to Wall Carpet, Recessed Lighting

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer, Vent Hood**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, House of Worship, Private School, Public School, T-Station**
Basement: **Yes Crawl, Partially Finished, Interior Access, Bulkhead, Sump Pump, Radon Remediation System, Concrete Floor, Exterior Access**
Beach: **No**
Construction: **Frame, Stone/Concrete**
Electric: **110 Volts, Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat, Backup Generator**
Exterior: **Clapboard, Shingles, Wood**
Exterior Features: **Patio, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Fruit Trees, Garden Area, Stone Wall**
Flooring: **Tile, Pine**
Foundation Size:
Foundation Description: **Poured Concrete, Fieldstone**
Hot Water: **Tank**
Insulation: **Full, Blown In, Polyicynene Foam**
Interior Features: **Security System, French Doors, Wired for Surround Sound**
Lot Description: **Paved Drive, Cleared, Level, Scenic View(s)**
Road Type: **Public, Paved**
Roof Material: **Wood Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Passed**
Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup, Icemaker Connection, Generator Connection, Outdoor Gas Grill Hookup**
Water Utilities: **City/Town Water, Private Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions:
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Warranty Features:**
Year Built: **1877** Source: **Public Record**
Year Built Description: **Renovated Since**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$2,417,300**
Tax: **\$31,159** Tax Year: **2024**
Book: **32070** Page: **221**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

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Market History for 93 Old Sudbury Road, Lincoln, MA 01773

MLS #	Date		DOM	DTO	Price
73309714	11/5/2024	Listed for \$6,500,000			\$6,500,000
	2/22/2025	Price Changed to: \$5,950,000	109		\$5,950,000
	3/14/2025	Price Changed to: \$5,500,000	129		\$5,500,000
EXT	4/29/2025	Status Changed to: Extended	175		
EXT	5/30/2025	Status Changed to: Extended	206		
	8/27/2025	Price Changed to: \$4,950,000	295		\$4,950,000
EXP	10/1/2025	Status Changed to: Expired	330		
RAC	10/2/2025	Status Changed to: Reactivated	330		
EXT	1/28/2026	Status Changed to: Extended	448		
Market History for Office Id: AN0130			466		
Market History for this property			466		

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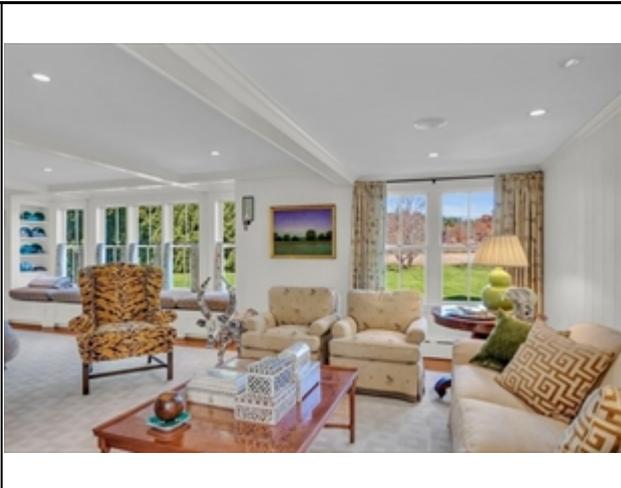
Price History for 73309714
93 Old Sudbury Road, Lincoln, MA 01773

Date		Amount	%	DOM to PCG	DOM of PCG
11/05/2024	Listed for \$6,500,000				
02/22/2025	Price Changed to: \$5,950,000	\$-550,000	8.46%	109	109
03/14/2025	Price Changed to: \$5,500,000	\$-450,000	7.56%	20	129
08/27/2025	Price Changed to: \$4,950,000	\$-550,000	10.00%	166	295
					Listing DOM: 466
					Property DOM: 466

**** Calculates and removes Offmarket activity in DOM Timeframe**



Living Room

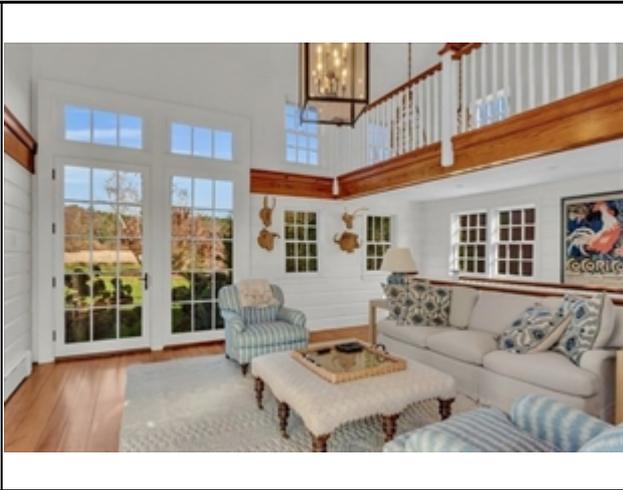


Living Room

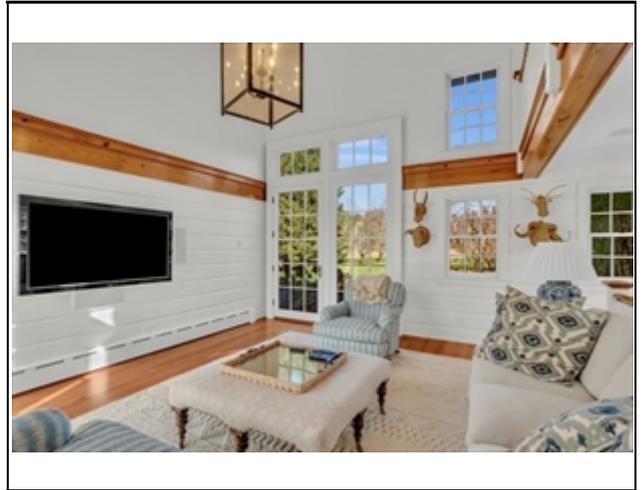


Kitchen





Media Room



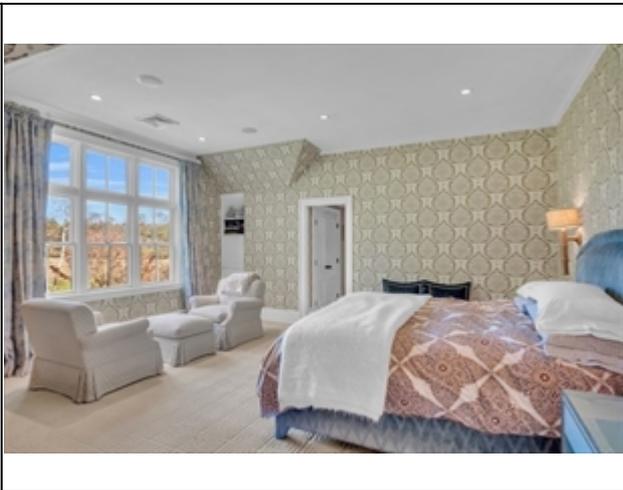
Media Room



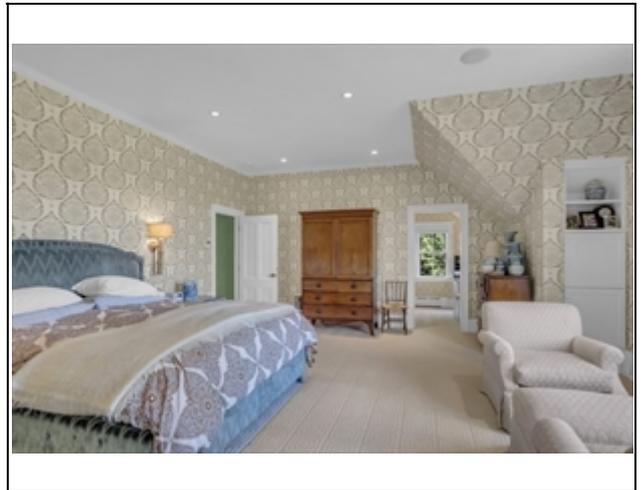
Media Room



Library



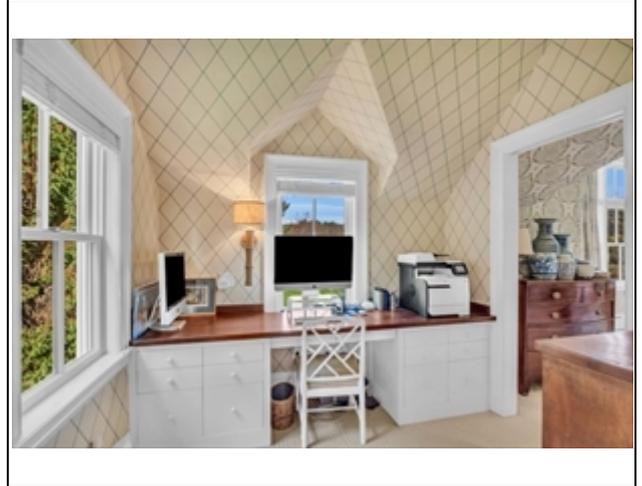
Bedroom - Main



Bedroom - Main



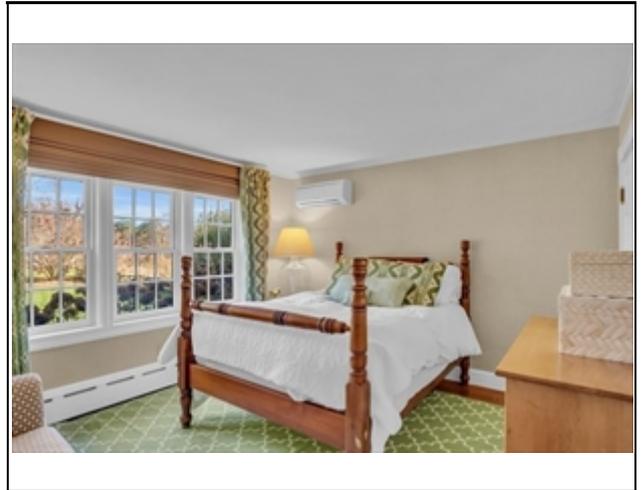
Bedroom - Main



Home Office



Dressing Room



Bedroom 2

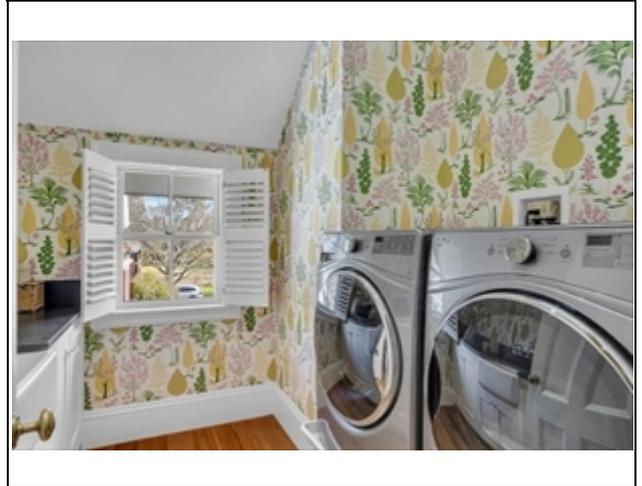


Bedroom 3

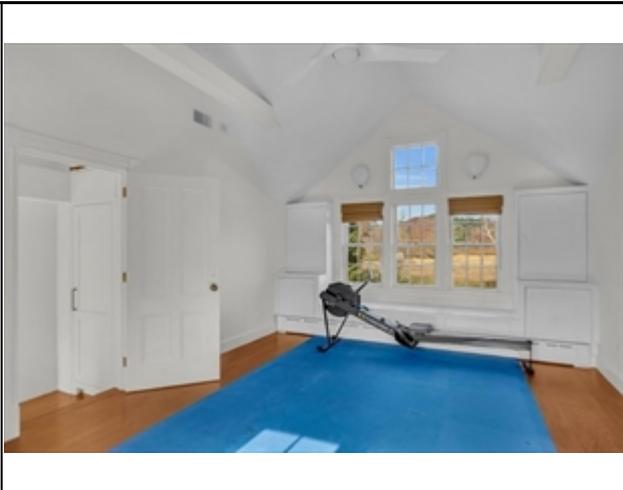




Foyer



Laundry Room/Area



Bedroom



Exterior - Back



Garden



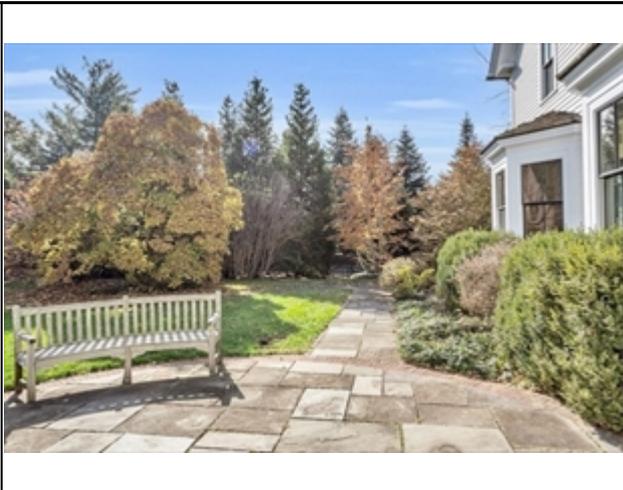
Barn



Barn



Barn



Yard - Front

