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Century 21 Commonwealth
508-944-1967



Single Family - Detached

6 Minuteman Rd
Medfield, MA 02052-1444
Norfolk County

List Price: **\$1,750,000**

Style: **Colonial**
Color: **sage**
Grade School: **Mem/Whelck/Dale**
Middle School: **Blake Middle**
High School: **MEdfield High**
Handicap Access/Features:

Total Rooms: **10**
Bedrooms: **4**
Bathrooms: **3f 3h**
Master Bath:
Fireplaces: **3**

Neighborhood/Sub-Division: **Woodcliff Estates**

Directions: **From Rt 128, 5 miles W to Pederzini, left Boyden, right Vine Brook, left Quarry, right minuteman**

Remarks

Woodcliff Estates! Exceptional custom built with an eye for casual elegance and thoughtful appointments. Design, materials and construction blend to create a comfortable sanctuary for its residents: mahogany decks, slate entry, bead-board, granite, cherry flooring. A front to back kitchen to enjoy and entertain! Dining area, seating area with gas-fired stove, oversized island with additional seating. Exterior areas to enjoy: the grilling deck, screened porch or stone patio. Inside: Relax in the family room with soaring stone fireplace, wet bar. Formal dining room offers custom storage, tray ceiling. This home boasts two offices - when quiet, individual space is necessary. Upstairs - a sumptuous master w/exercise area, spa bath, walk in shower, jacuzzi tub, gas fireplace and fitted large closet. Three additional bedrooms - two of the three also ensuite. LL theatre and entertainment with wet bar, pool, ping/pong. Walk up attic. Top of the line sound system..

Property Information

Approx. Living Area: **4856 sq. ft.** Approx. Acres: **1.23 (53503 sq. ft.)** Garage Spaces: **3 Attached, Garage Door Opener, Side Entry**
Living Area Includes: Heat Zones: **5 Forced Air, Gas** Parking Spaces: **6 Off-Street, Deeded, Improved Driveway**
Living Area Source: **Public Record** Cool Zones: **4 Central Air** Approx. Street Frontage:
Living Area Disclosures: **excludes 3rd floor and LL entertainment area w/theatre,wet bar, and bath**
Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Picture, Wainscoting
Family Room:	1		Fireplace, Ceiling - Cathedral, Closet/Cabinets - Custom Built, Flooring - Hardwood, Balcony - Interior, French Doors, Wet bar, Exterior Access, Open Floor Plan
Kitchen:	1		Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, French Doors, Main Level, Kitchen Island, Breakfast Bar / Nook, Country Kitchen, Deck - Exterior, Exterior Access, Slider, Stainless Steel Appliances
Master Bedroom:	2		Bathroom - Full, Fireplace, Ceiling - Cathedral, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Hot Tub / Spa, French Doors, Double Vanity
Bedroom 2:	2		Bathroom - Full, Closet/Cabinets - Custom Built
Bedroom 3:	2		Bathroom - Full, Closet/Cabinets - Custom Built
Bedroom 4:	2		Closet
Bath 1:	1		Bathroom - Half, Countertops - Stone/Granite/Solid
Bath 2:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Cabinets - Upgraded
Laundry:	2		Closet/Cabinets - Custom Built, Dryer Hookup - Gas, Washer Hookup
Bathroom:	B		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid

Bathroom:	2	Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Home Office:	1	Closet/Cabinets - Custom Built, French Doors
Exercise Room:	2	Flooring - Hardwood
Study:	1	Closet/Cabinets - Custom Built
Game Room:	B	Bathroom - Half, Closet, Flooring - Wall to Wall Carpet, Wet bar, Second Dishwasher

Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Indoor Grill, Refrigerator, Freezer, Refrigerator - Wine Storage, Vent Hood**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Stables, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**

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

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors**

Exterior: **Clapboard, Wood**

Exterior Features: **Porch - Screened, Deck - Wood, Patio, Gutters, Professional Landscaping, Sprinkler System, Stone Wall**

Flooring: **Wood, Tile, Wall to Wall Carpet, Stone / Slate**

Foundation Size: **Irregular**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Insulation: **Full**

Interior Features: **Central Vacuum, Security System, Cable Available, Wetbar, Walk-up Attic, French Doors**

Lot Description: **Wooded, Paved Drive, Gentle Slope**

Road Type: **Paved**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Electric Oven, for Gas Dryer, Washer Hookup, Icemaker Connection**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No , --**

Other

Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions: **See agent**

Home Own Assn: **None**

Lead Paint: **None**

UFFI: **No** Warranty Features:

Year Built: **2004**

Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **M:0059 B:0000 L:0075**

Assessed: **\$1,192,600**

Tax: **\$18760** Tax Year: **2013**

Book: **21038** Page: **232**

Cert: **10361**

Zoning Code: **RT**

Map: Block: Lot:











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