

**LISTING BROKER: KATHY RILEY****Vice President**

OFFICE: 781-237-9090 ext. 347

RESIDENCE: 781-237-7773

CELL: 617-512-7772



**205 CLIFF ROAD  
WELLESLEY HILLS, MASSACHUSETTS  
\$2,350,000**

A handsome French Provincial Cape Ranch set on an acre of wooded land. Exquisitely built by the renowned Maurice Dunleavy, this prime residence is perfect for those desiring one floor living. Two staircases lead to second level which has enormous expansion possibilities. Wonderful quality and detail, large foyer and entertaining rooms. The property has been surveyed and meets the Wellesley zoning requirements for two building lots – one on Cliff and one on White Oak. The existing home would have to be demolished to create two lots.

YEAR BUILT: 1963  
ROOMS: Eight  
BEDROOMS: Three  
BATHS: Three Full/One Half  
LIVING AREA: 3,355 sq. ft.

LAND AREA: 44,344 sq. ft.  
ASSESSMENT: \$1,612,000  
TAXES: \$13,411  
SCHOOL: Sprague  
ROOF: Slate

**NOTICE TO PROSPECTIVE HOME BUYERS:**

**All Brokers/Salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Regulation 254 of the Code of Massachusetts Regulations section 2.05 (15)**

Except as may be otherwise noted, specifications with regard to the property described above were provided solely by the seller(s) without verification thereof by the broker(s) and, therefore, broker(s) accept no responsibility for the accuracy thereof. Offering is subject to prior sale, price change, or withdrawal without notice.

EXISTING LOT AREA =  
44,868 ± S.F.

BUILDING ZONE = SRD-20  
SINGLE RESIDENCE 20,000

POSSIBLE LOT SUBDIVISION  
(AS SHOWN) CONFORMS TO  
WELLESLEY ZONING BY LAWS  
AS LISTED BELOW

LOT 1 - 21,085 ± S.F.  
LOT 2 - 23,783 ± S.F.

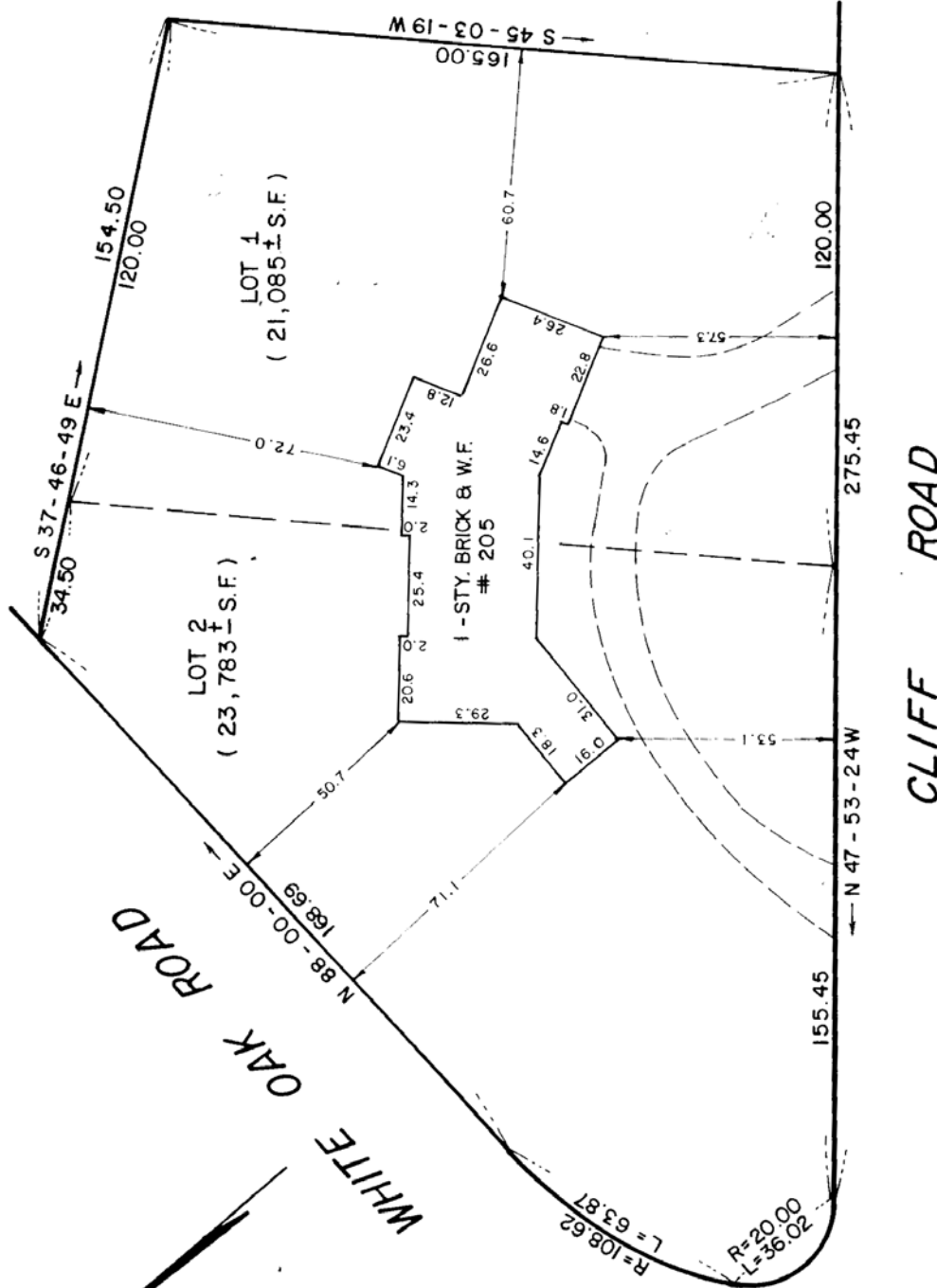
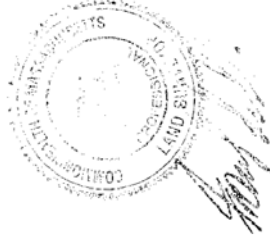
ZONING :

MIN. FRONTAGE = 110'

MIN. FRONT YARD WIDTH = 110'

MIN. FRONT YARD DEPTH = 30'

MIN. SIDE YARD = 20'



PLAN OF LAND  
1 IN

WELLESLEY, MASS.

SCALE : 1" = 30'  
ESSEX ENGINEERING & SURVEY, INC.  
617-797-7342

OCTOBER 4, 2006  
NEWTON, MASS.



**MLS # 70473266 - New Single Family - Detached**

205 Cliff Road  
Wellesley, MA 02481  
Norfolk County  
Style: **Cape, Other (See Remarks)**  
Total Rooms: **8**  
Full/Half/Master Baths: **3/1/Yes**  
Grade School: **Sprague**  
High School: **WHS**  
Directions: **RT 16 to Cliff Road**

List Price: **\$2,350,000**

Color: **White**  
Bedrooms: **3**  
Fireplaces: **2**  
Middle School: **WMS**

**Remarks**

**Unique sophisticated French Provencal Cape Ranch. Built by Maurice Dunleavy. Beautiful detail, classic architecture, large rooms. Perfect for buyer desiring one floor living. Enormous 2nd floor expansion possibilities. Property meets Wellesley zoning requirements to be 2 building lots - one on Cliff Rd. one on White Oak Rd. For 2 lots existing home must be demolished.**

**Property Information**

Approx. Living Area: **3355 sq. ft.**      Approx. Acres: **1.01 (44344 sq. ft.)**      Garage Spaces: **2 Attached, Garage Door Opener**  
Living Area Includes:      Heat Zones: **2 Forced Air, Gas**      Parking Spaces: **6 Off-Street**  
Living Area Source: **Public Record**      Cool Zones: **1 Central Air**      Approx. Street Frontage:  
Living Area Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Fireplace, Hard Wood Floor, Bay/Bow Windows
Dining Room:	1		Hard Wood Floor, Bay/Bow Windows
Family Room:	1		Hard Wood Floor
Kitchen:	1		Hard Wood Floor, Dining Area
Master Bedroom:	1		Walk-in Closet, Hard Wood Floor
Bedroom 2:	1		Walk-in Closet, Hard Wood Floor
Bedroom 3:	2		Walk-in Closet, Wall to Wall Carpet
Bath 1:	1		Full Bath
Bath 2:	1		Full Bath
Bath 3:	2		Full Bath
Laundry:	1		--
Library:	1		Hard Wood Floor
Foyer:	1		Hard Wood Floor
Bathroom:	1		Half Bath

**Features**

Appliances: **Wall Oven, Dishwasher, Disposal, Countertop Range, Refrigerator**  
Area Amenities: **Public Transportation, Shopping, Medical Facility**  
Basement: **Yes Full, Walk Out, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Energy Features: **Storm Windows**  
Exterior: **Clapboard, Brick**  
Exterior Features: **Patio, Gutters, Prof. Landscape, Sprinkler System**  
Flooring: **Wood**  
Foundation Size: **0**  
Foundation Description: **Poured Concrete**  
Hot Water: **Natural Gas, Tank**  
Insulation: **Unknown**  
Interior Features: **Security System, Cable Available, Walk-up Attic**  
Lot Description: **Corner, Wooded, Paved Drive**  
Road Type: **Public**  
Roof Material: **Slate**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Utility Connections: **for Electric Range, for Electric Oven, Washer Hookup, Icemaker Connection**  
Waterfront: **No**

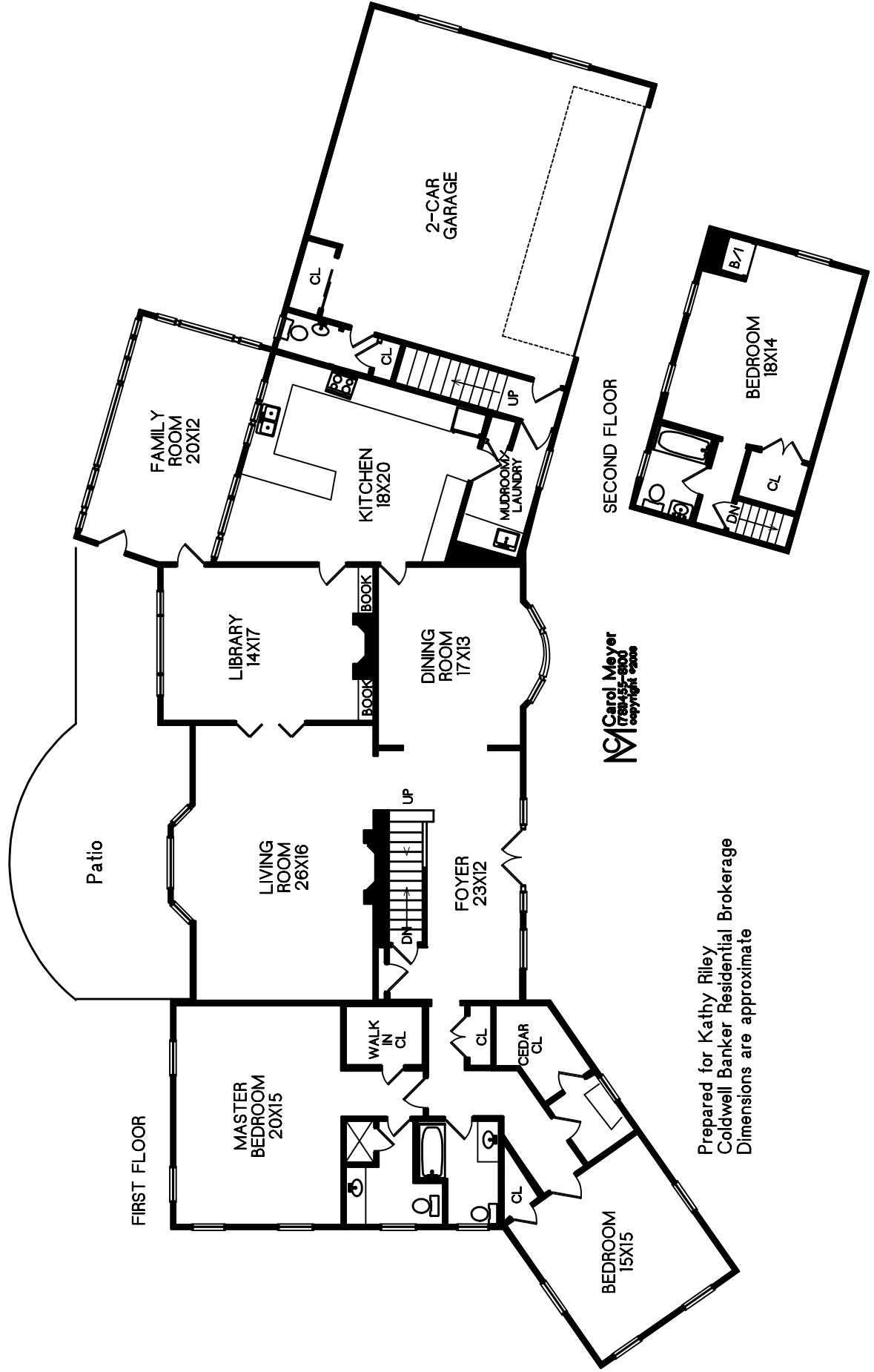
**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures: **Family room is electric baseboard heat**  
Exclusions: **LR & DR sconces, 2 fixtures in front hall**  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built: **1963** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**

**Tax Information**

Pin #:  
Assessed: **\$1,612,000**  
Tax: **\$13411** Tax Year: **2006**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **SFR**  
Map: Block: Lot:

205 CLIFF ROAD  
WELLESLEY, MA



Carol Meyer  
781-451-9000  
copyright 2008

Prepared for Kathy Riley  
Coldwell Banker Residential Brokerage  
Dimensions are approximate