

LISTING BROKER: KATHY RILEY
Vice President
OFFICE: 781-237-9090 x 347
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**37 OLD FARM ROAD
WELLESLEY HILLS, MASSACHUSETTS
\$2,800,000**

A beautiful and private lot in a prime Wellesley Farms location is the setting for this 1930's Colonial. Over one acre of land with towering trees and a small pond, the site is set back from the road at the end of a long driveway. The residence offers considerable space with a first floor guest room and two family rooms. The second floor features a master suite with its own office/dressing room and bath and three family bedrooms and a bath. The residence could be renovated or the setting would be a very special one for new construction.

YEAR BUILT: 1935
ROOMS: Eleven
BEDROOMS: Five
BATHS: Three Full/One Half
LIVING AREA: 3,930 sq. ft.

LAND AREA: 54,014 sq. ft.
ASSESSMENT: \$1,480,000
TAXES: \$13,586.40
SCHOOL: Schofield
ROOF: Asphalt

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.

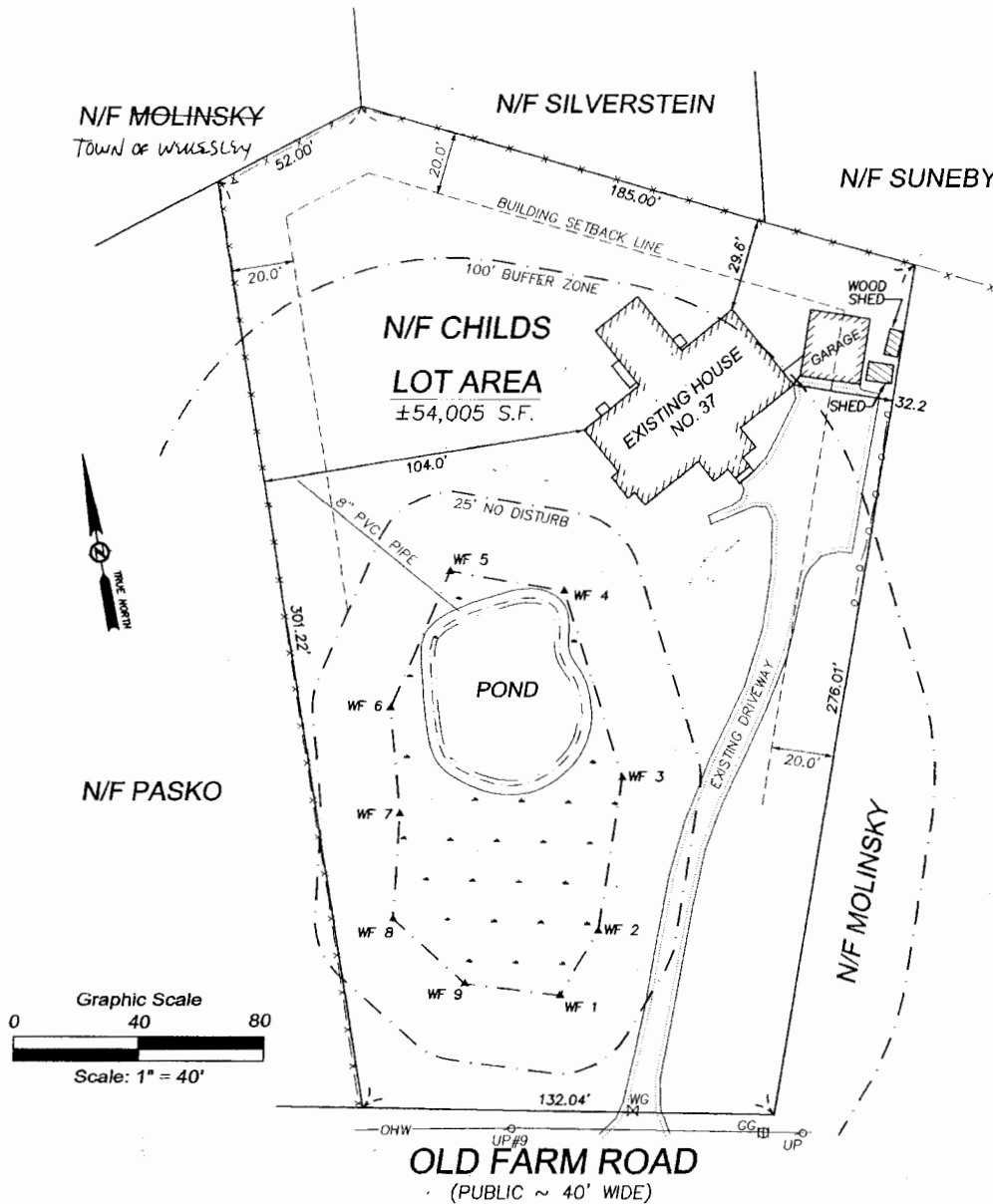
NOTES:

1. THIS PLAN SHALL NOT BE RECORDED OR USED TO ESTABLISH PROPERTY LINES.
2. THE EXISTING DWELLING LIES IN ZONE 'C' AS SHOWN ON FIRM COMMUNITY PANEL 250255 0005B, DATED SEPTEMBER 5, 1979.
3. WETLANDS WERE DELINEATED PER THE MASSACHUSETTS WETLAND PROTECTION ACT REQUIREMENTS ON MARCH 27, 2008.

ZONING DISTRICT*:

- SINGLE RESIDENCE 20 (TABLE 1)
- FRONT YARD SETBACK = 30 FEET
- SIDE YARD SETBACK = 20 FEET
- REAR YARD SETBACK = 20 FEET

*CURRENT SETBACK REQUIREMENTS.
SEE ZONING BY-LAWS FOR ADDITIONAL
INFORMATION AND RESTRICTIONS.



"BASED ON AN INSTRUMENT SURVEY, I CERTIFY THAT THE EXISTING BUILDINGS ARE LOCATED AS SHOWN HEREON."



Todd P. Chapin
PROFESSIONAL LAND SURVEYOR

4/28/08
DATE

**"No. 37 OLD FARM ROAD
PLOT PLAN"
OF LAND IN
WELLESLEY, MASS.**

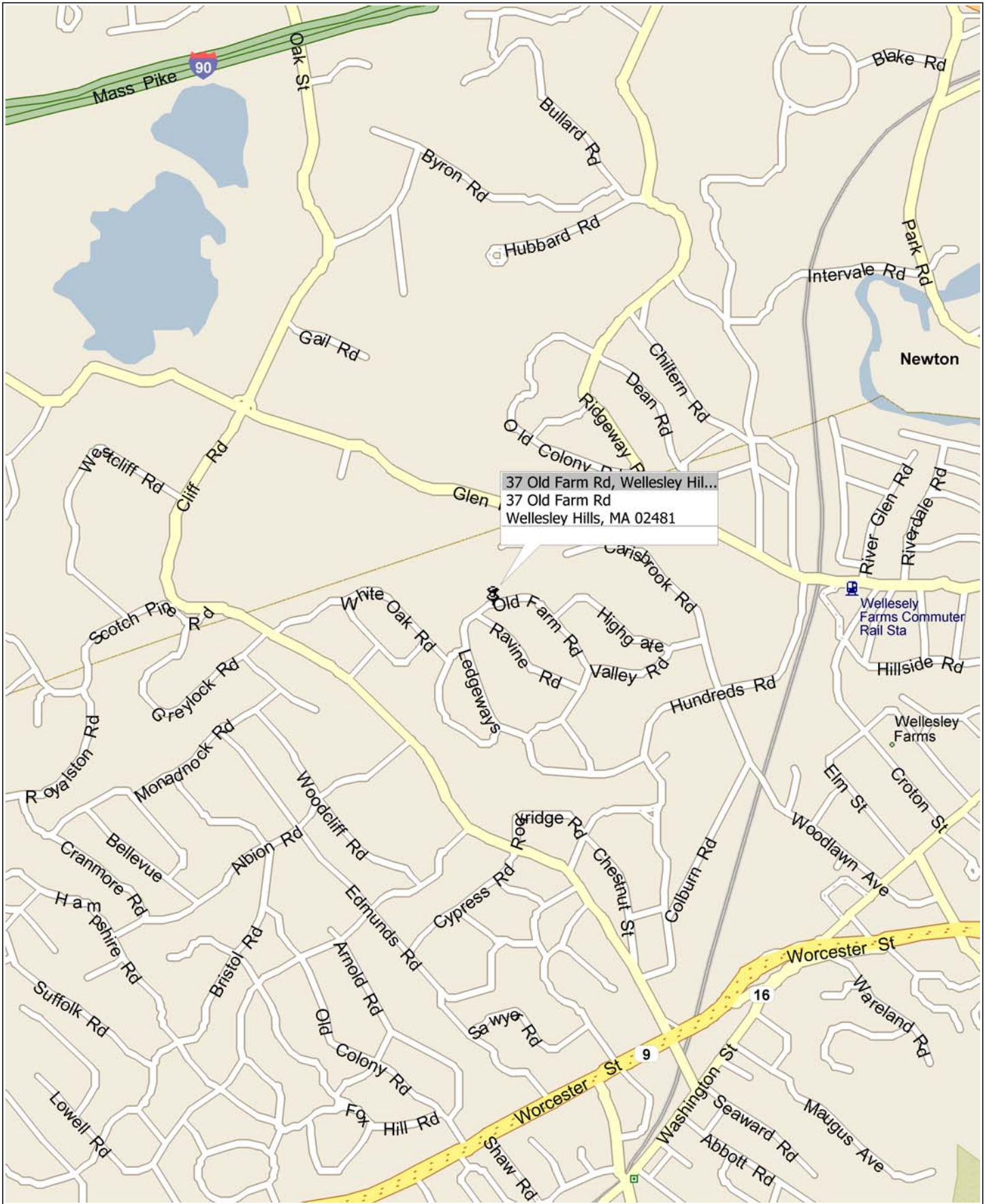
PREPARED FOR: JOHN & JEAN CHILDS ASSESSOR'S REF.:
37 OLD FARM ROAD MAP No. 83
WELLESLEY, MA 02482 LOT No. 40

SCALE: 1" = 40' DATE: 28 APRIL 2008

PREPARED BY: **THE JILLSON COMPANY, INC.**

P.O. BOX 2135
FRAMINGHAM, MA 01703-2135
(508) 485-0500
www.JILLSONCOMPANY.com

37 Old Farm Rd, Wellesley Hills, MA





**MLS # 70757309 - New
Single Family - Detached**

**37 Old Farm Road
Wellesley, MA 02481-1423
Norfolk County**

List Price: **\$2,800,000**

Style: **Colonial**
Total Rooms: **11**
Full/Half/Master Baths: **3/1/Yes**
Grade School: **Schofield**
High School: **WHS**
Neighborhood/Sub-Division: **Wellesley Farms**
Directions: **Cliff Rd to Right on White Oak to Left on Old Farm**

Color: **Brown**
Bedrooms: **5**
Fireplaces: **1**
Middle School: **WMS**

Remarks

Superb Farms Location. Very private wooded lot with small pond. House sits back nearly 200 ft from road. Could be potential new dream house location. Existing residence has charm, but ready for updates. First time on market in 70 years.

Property Information

Approx. Living Area: **3930 sq. ft.** Approx. Acres: **1.24 (54014 sq. ft.)** Garage Spaces: **2 Detached, Garage Door Opener**
Living Area Includes: Heat Zones: **1 Forced Air, Gas** Parking Spaces: **4 --**
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage: **132 ft**
Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace
Dining Room:	1		--
Family Room:	1		Wood/Coal Stove
Kitchen:	1		--
Master Bedroom:	2		--
Bedroom 2:	2		--
Bedroom 3:	2		--
Bedroom 4:	2		--
Bedroom 5:	1		--
Bath 1:	1		Full Bath
Bath 2:	2		Full Bath
Bath 3:	2		Full Bath
Laundry:	2		--
Sitting Room:	2		--
Game Room:	1		--
Bathroom:	1		Half Bath

Features

Appliances: **Range, Dishwasher, Microwave**
Area Amenities: **Public Transportation**
Basement: **Yes Crawl**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Exterior: **Clapboard**
Exterior Features: **Patio**
Flooring: **Wood, Wall to Wall Carpet**
Foundation Size: **0**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Insulation: **Unknown**
Lot Description: **Wooded, Paved Drive**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Dryer**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Disclosures: **Ejector Pump for Town Sewer**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Available: **No**
Year Built: **1935** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**

Tax Information

Pin #: **M:083 R:040 S:**
Assessed: **\$1,480,000**
Tax: **\$13586** Tax Year: **2008**
Book: **12208** Page: **112**
Cert:
Zoning Code: **SRD 20**
Map: Block: Lot: