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**11 PENOBSCOT ROAD
SOUTH NATICK, MASSACHUSETTS
\$790,000**

Move in condition! Sunny Algonquin Estates end unit cluster home. Large first floor master suite has recent dressing room addition. Living room with fireplace and skylights. Renovated kitchen with huge granite island overlooks eating or family room area with bay window. Dining room with china closet, French doors and bay window could also be first floor library. Two king size bedrooms and office on second floor. Finished media room/family room on lower level is sunny and has sliders to private half acre yard. Close to Wellesley Square.

YEAR BUILT: 1994
ROOMS: Eight
BEDROOMS: Three
BATHS: Two Full/One Half
LIVING AREA: 2,814 sq. ft.

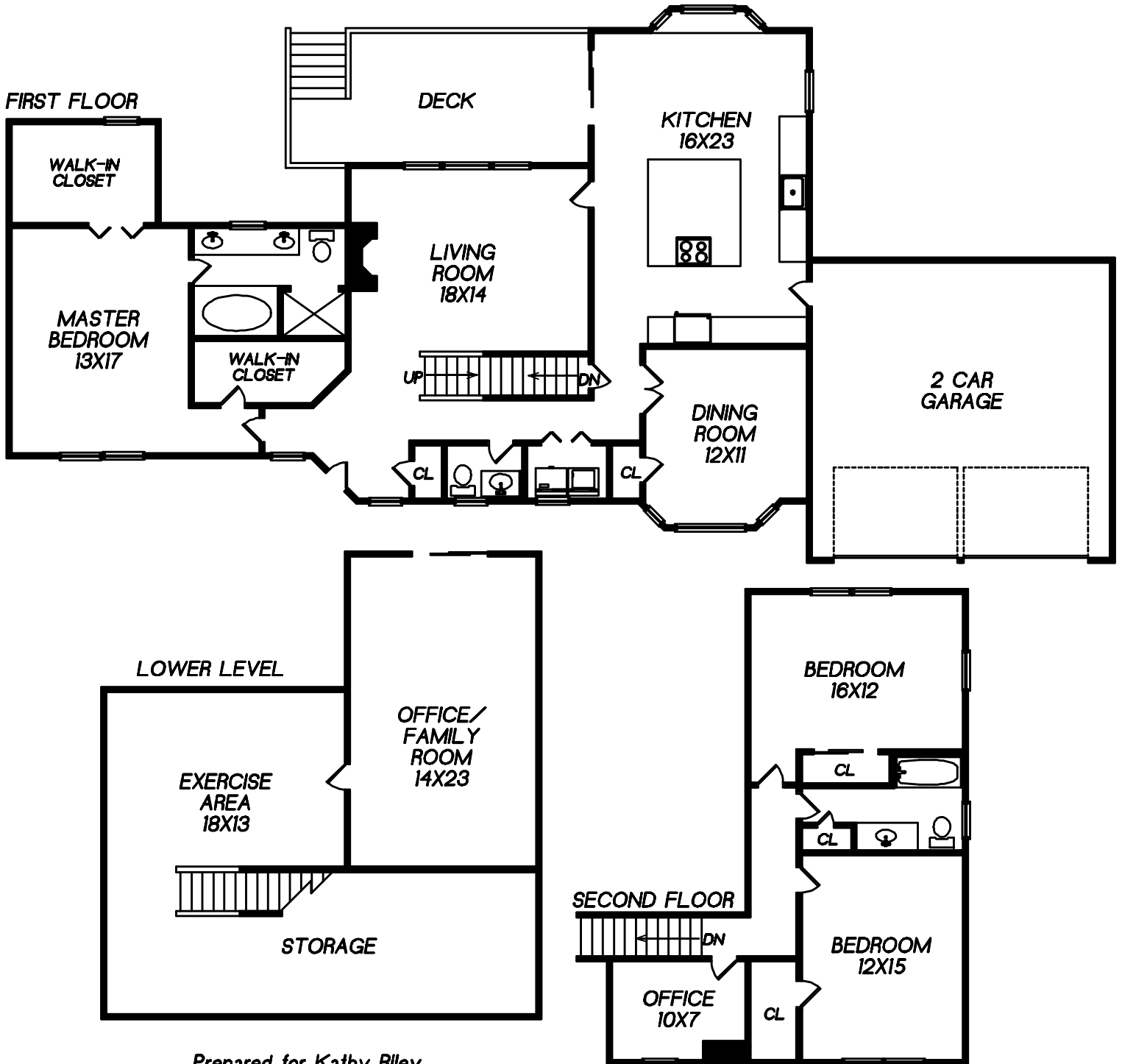
LAND AREA: 20,255 sq. ft.
ASSESSMENT: \$754,400
TAXES: \$7,552
SCHOOL: Lilja
ROOF: Asphalt

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11 PENOBSCOT ROAD NATICK, MA



Prepared for Kathy Riley
Coldwell Banker Residential Brokerage

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M Carol Meyer
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Carol Meyer Interior Design, Inc.
Dimensions are approximate



**MLS # 70811780 - New
Single Family - Attached**

**11 Penobscot Road
Natick, MA 01760
Middlesex County**

List Price: **\$790,000**

Style: **Colonial**

Color: **Tan**

Total Rooms: **8**

Bedrooms: **3**

Full/Half/Master Baths: **2/1/Yes**

Fireplaces: **1**

Grade School:

Middle School:

High School:

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

Directions: **Rt. 135 left on Penacock Lane, right turn onto Penobscot**

Remarks

Sunny end-unit cluster home. Large kitchen renovated by current owner with huge granite island overlooks family room/eating area and opens to deck. Master bedroom with walk-in closet and recent dressing room addition. Second floor has two king sized bedrooms plus office. Lower level media room/office with sliders to lovely private yard. Excellent move-in condition.

Property Information

Approx. Living Area: **2814 sq. ft.** Approx. Acres: **0.46 (20255 sq. ft.)** Garage Spaces: **2 Attached, Garage Door Opener**
 Living Area Includes: **Finished Basement** Heat Zones: **1 Forced Air, Gas** Parking Spaces: **2 Off-Street**
 Living Area Source: **Public Record** Cool Zones: **1 Central Air** Approx. Street Frontage:
 Living Area Disclosures: **Lower level is 500 sq. ft. finished**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|-------|-------|---|
| Living Room: | 1 | 18x14 | Fireplace, Hard Wood Floor, Bay/Bow Windows |
| Dining Room: | 1 | 12x11 | Hard Wood Floor |
| Family Room: | 1 | | Hard Wood Floor |
| Kitchen: | 1 | | Hard Wood Floor, Granite/Solid Counters |
| Master Bedroom: | 1 | 17x13 | Walk-in Closet, Wall to Wall Carpet |
| Bedroom 2: | 2 | 16x12 | Hard Wood Floor |
| Bedroom 3: | 2 | 15x12 | Hard Wood Floor |
| Laundry: | 1 | | -- |
| Office: | 2 | 10x7 | Hard Wood Floor |
| Media Room: | B | 23x14 | Wall to Wall Carpet |

Features

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Medical Facility**
 Basement: **Yes Full, Partially Finished, Walk Out**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers**
 Exterior: **Clapboard**
 Exterior Features: **Deck, Sprinkler System**
 Flooring: **Wood, Wall to Wall Carpet**
 Foundation Size: **999**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas, Tank**
 Insulation: **Unknown**
 Interior Features: **Cable Available**
 Lot Description: **Other (See Remarks)**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer**
 Waterfront: **No**

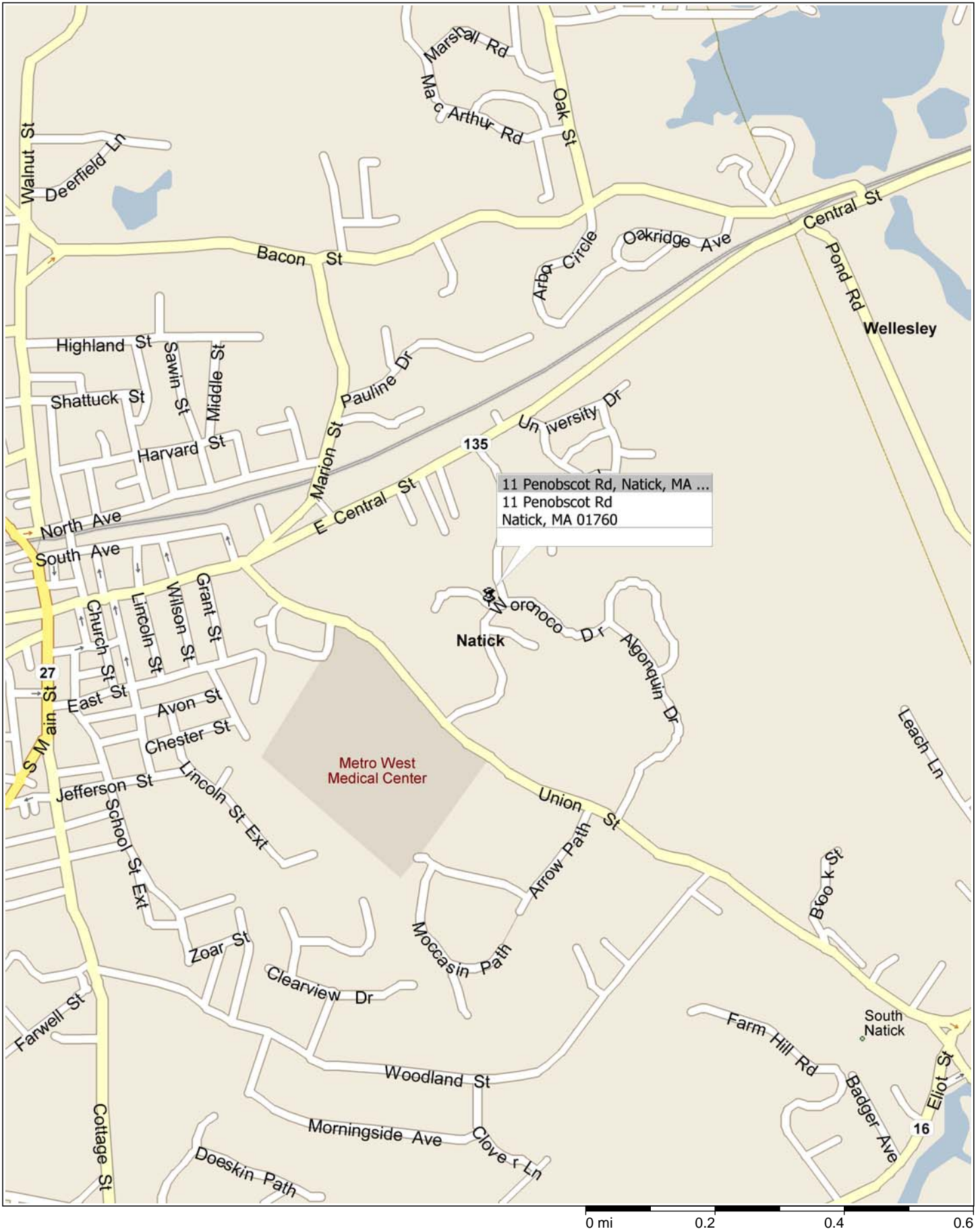
Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions:
 Home Own Assn: **Yes** HOA Fee : **\$350**
 HOA Mandatory: **No**
 Lead Paint: **None**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1994** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$754,400**
 Tax: **\$7552** Tax Year: **2008**
 Book: **999** Page: **999**
 Cert:
 Zoning Code: **RSC**
 Map: Block: Lot:

11 Penobscot Road, Natick, Massachusetts



11 Penobscot Rd, Natick, MA ...
11 Penobscot Rd
Natick, MA 01760