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**68 WOODCLIFF ROAD
WELLESLEY HILLS, MASSACHUSETTS
\$1,995,000**

One of Wellesley's finest neighborhoods combined with a classic 1930's slate roof Colonial make an exceptional property. Large formal rooms with period detail, a library with fireplace and a separate study offer superior entertaining space. The kitchen, breakfast area and mudroom can be renovated and expanded and are well worth the effort. The second floor includes four family bedrooms and two servant's rooms and a bath. A walk up attic offers additional expansion potential. A beautiful level, private lot makes a special setting.

YEAR BUILT:	1931	LAND AREA:	22,980 sq. ft.
ROOMS:	Eleven	ASSESSMENT:	\$1,656,000
BEDROOMS:	Six	TAXES:	\$15,202
BATHS:	Three Full/One Half	SCHOOL:	Upham
LIVING AREA:	3,243 sq. ft.	ROOF:	Slate

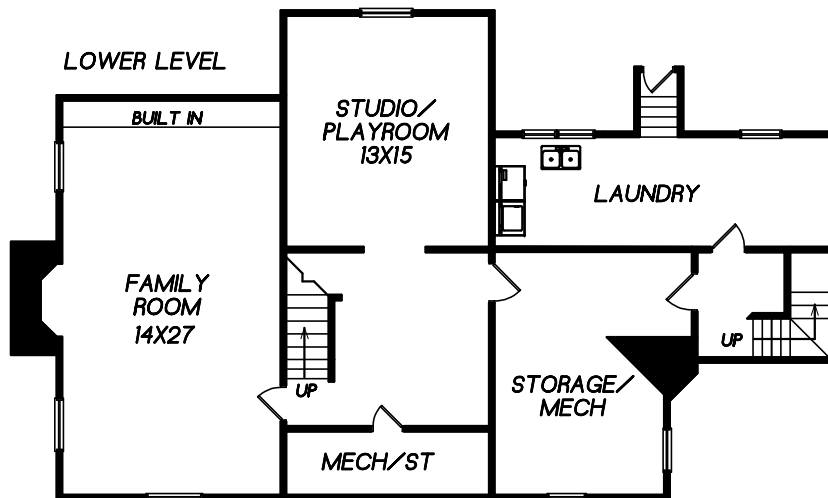
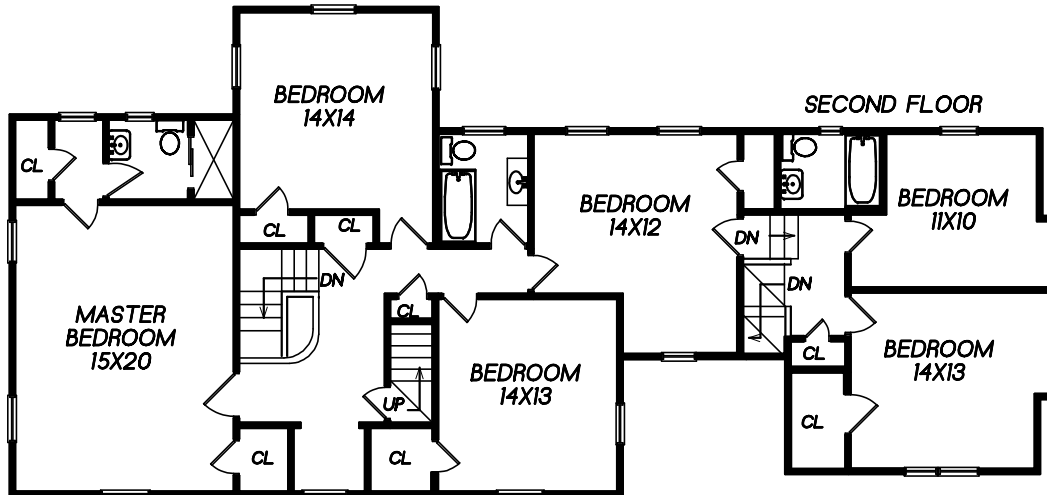
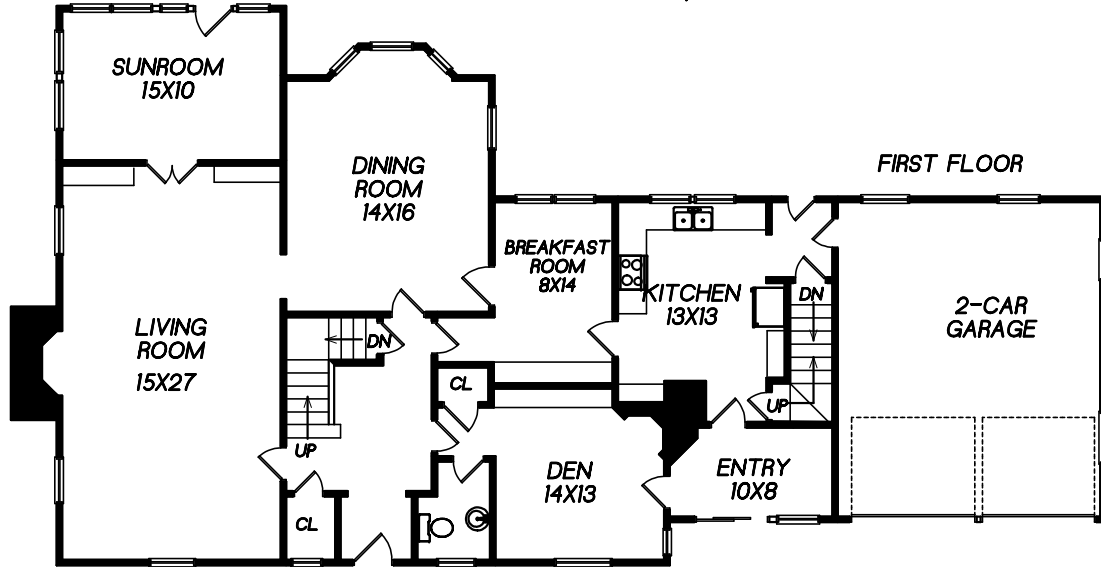
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68 WOODCLIFF ROAD
WELLESLEY, MA



Prepared for Kathy Riley
Coldwell Banker Residential Brokerage

CM Carol Meyer
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**MLS # 70796178 - New
Single Family - Detached**

**68 Woodcliff Road
Wellesley, MA 02481-1320**

List Price: **\$1,995,000**

Norfolk County

Style: **Colonial, Gambrel /Dutch**

Color:

Total Rooms: **11**

Bedrooms: **6**

Full/Half/Master Baths: **3/1/Yes**

Fireplaces: **3**

Grade School: **Upham**

Middle School: **Weston**

High School: **WHS**

Directions: **Rt 16 to Cliff Rd,Left on Albion,Right on Woodcliff**

Remarks

1930's elegance. Coveted street in Cliff Estates. Stately slate roof, white-washed brick front Colonial. Large entertain rooms, rich in detail and quality. Library with fireplace, kitchen with adjacent breakfast room and glassed porch/mudroom. Walk up attic for expansion. Lower level playroom. Gorgeous, level, private yard. A rare jewel. Excellent investment surrounded by more expensive properties.

Property Information

Approx. Living Area: **3243 sq. ft.** Approx. Acres: **0.53 (22980 sq. ft.)** Garage Spaces: **2 Attached, Garage Door Opener**
 Living Area Includes: Heat Zones: **1 Hot Air Gravity, Gas** Parking Spaces: **4 Off-Street**
 Living Area Source: **Public Record** Cool Zones: **0 None** Approx. Street Frontage:
 Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	--	--
Dining Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	1	--	--
Bedroom 2:	1	--	--
Bedroom 3:	1	--	--
Bedroom 4:	1	--	--
Bedroom 5:	1	--	--
Bath 1:	1		Half Bath
Bath 2:	2		Full Bath
Bath 3:	2		Full Bath
Laundry:	B		--
Den:	1		Fireplace
Library:	1		--
Other:	1		Full Bath
Bathroom:	2		--
Bedroom:	2		--

Features

Appliances: **Range, Dishwasher, Disposal**
 Area Amenities: **Public Transportation, Shopping**
 Basement: **Yes Full, Partially Finished, Sump Pump, Radon Remediation System**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, 100 Amps**
 Exterior: **Shingles, Brick**
 Exterior Features: **Enclosed Porch, Gutters, Sprinkler System**
 Flooring: **Wood**
 Foundation Size: **0**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas, Tank**
 Insulation: **Unknown**
 Interior Features: **Walk-up Attic**
 Lot Description: **Paved Drive**
 Road Type: **Public**
 Roof Material: **Slate**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Gas Range**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1931** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**

Tax Information

Pin #: **M:106 R:001 S:**
 Assessed: **\$1,656,000**
 Tax: **\$15202** Tax Year: **2008**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **SRD 20**
 Map: Block: Lot: