



MLS # 72700217 - New Single Family - Detached

11 Samoset Rd Winchester, MA 01890-3323 Middlesex County Style: Colonial Revival Color: Grade School: Ambrose Middle School: McCall High School: Winchester High Handicap Access/Features: Directions: High St to Manomet Rd. to Samoset	List Price: \$2,049,000 Total Rooms: 14 Bedrooms: 6 Bathrooms: 4f 1h Master Bath: Fireplaces: 1
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Remarks

Stunning, one-of-a-kind colonial revival nestled in the heart of Winchester. Newly completed in 2018, this private oasis boasts over 5,000 sq. ft. of high-end design & luxury finishes throughout. Discover 4 levels of exquisite craftsmanship & thoughtful design details in the custom millwork & crown molding, built-ins, hardwood floors, recessed lighting & light-filled spaces. The interior floor plan is complete with 6 beds, 4.5 baths, designer appliances, new light fixtures, Smart Home features, breathtaking master suite & finished lower level with wet bar, gym, surround sound theater room and walkout to backyard. Enjoy the outdoors from your private patio overlooking the professionally landscaped yard. Attached 2-car garage & off-street parking for 4 cars. Convenient to downtown Winchester's coffee shops, boutiques & restaurants. Offering unrivaled finishes & the finest interior in a highly sought-after Winchester community, 11 Samoset Road is a rare find — don't miss your opportunity!

Property Information

Approx. Living Area: 5,062 Sq. Ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures: Disclosures:	Approx. Acres: 0.29 (12,846 Sq. Ft.) Heat Zones: 4 Forced Air, Gas Cool Zones: 4 Central Air	Garage Spaces: 2 Attached, Garage Door Opener, Storage Parking Spaces: 4 Off-Street, Paved Driveway Approx. Street Frontage:
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Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Cable Hookup, High Speed Internet Hookup, Recessed Lighting, Crown Molding
Dining Room:	1		Ceiling - Coffered, Flooring - Hardwood, Main Level, Recessed Lighting, Wainscoting, Lighting - Pendant
Family Room:	1		Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Cable Hookup, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Crown Molding
Kitchen:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Kitchen Island, Wet bar, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Pot Filler Faucet, Gas Stove, Lighting - Pendant, Crown Molding
Master Bedroom:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Flooring - Marble, Cable Hookup, High Speed Internet Hookup, Recessed Lighting, Lighting - Pendant, Crown Molding
Bedroom 2:	2		Closet, Flooring - Hardwood, Cable Hookup, High Speed Internet Hookup, Lighting - Pendant
Bedroom 3:	2		Bathroom - Full, Closet, Flooring - Hardwood, Cable Hookup, High Speed Internet Hookup, Lighting - Pendant
Bedroom 4:	2		Closet, Flooring - Hardwood, Cable Hookup, Chair Rail, High Speed Internet Hookup, Lighting - Pendant
Bedroom 5:	3		Closet, Flooring - Hardwood, Cable Hookup, High Speed Internet Hookup, Lighting - Pendant
Bath 1:	1		Bathroom - Half, Flooring - Hardwood, Wainscoting, Lighting - Sconce, Pedestal Sink
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Flooring - Marble, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Double Vanity, Recessed Lighting, Wainscoting, Lighting - Sconce, Crown Molding
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Closet - Linen, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Lighting - Sconce, Lighting - Pendant
Laundry:	2		Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Lighting - Overhead
Bedroom:	B		Closet, Flooring - Wall to Wall Carpet, Lighting - Pendant
Bathroom:	B		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Marble, Recessed Lighting, Lighting - Sconce, Pedestal Sink
Bathroom:	3		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting, Pedestal Sink
Bonus Room:	B		Bathroom - Full, Closet, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Countertops - Stone/Granite/Solid, French Doors, Wet bar, Cable Hookup, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Wine Chiller, Lighting - Pendant, Pedestal Sink
Exercise Room:	B		Cable Hookup, High Speed Internet Hookup, Recessed Lighting, Flooring - Concrete
Mud Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting

Features

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer, Refrigerator - Wine Storage, Vent Hood**
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Highway Access, Public School, T-Station**
Basement: **Yes Full, Finished, Walk Out, Interior Access, Sump Pump, Radon Remediation System, Exterior Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Clapboard**
Exterior Features: **Patio, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens, Fenced Yard**
Flooring: **Wood, Tile, Wall to Wall Carpet, Marble, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tankless**
Insulation: **Full, Blown In, Cellulose - Sprayed, Fiberglass - Batts**
Interior Features: **Cable Available, Wetbar, French Doors, Wired for Surround Sound, Internet Available - DSL, Internet Available - Fiber-Optic**
Lot Description: **Paved Drive, Fenced/Enclosed, Level**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions: **Basement refrigerator, Sonos amplifiers and outdoor speakers, TVs/Brackets, Ipad/mount in kitchen**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **2017** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **Unknown**
Lender Owned: **Undisclosed**

Tax Information

Pin #: **M:021 B:0098 L:0**
Assessed: **\$1,594,800**
Tax: **\$19,760** Tax Year: **2020**
Book: **0** Page: **0**
Cert: **000001785098**
Zoning Code: **RDB**
Map: Block: Lot:

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