



**MLS # 72724692 - New
Single Family - Detached**

**33 Canterbury Rd
Winchester, MA 01890-3812
Middlesex County**

List Price: **\$1,075,000**

Style: **Colonial**
Color:
Grade School: **Ambrose**
Middle School: **McCall**
High School: **Winchester**
Handicap Access/Features:
Directions: **Grove Street to Canterbury Road**

Total Rooms: **12**
Bedrooms: **4**
Bathrooms: **1f 1h**
Master Bath:
Fireplaces: **2**

Remarks

Come see this charming Colonial located in one of Winchester's most sought after neighborhoods! Step into this 4 bedroom, 1.5 bath home into a large living room with fireplace, leading into a formal dining room with picture window overlooking the gorgeous backyard. Kitchen features stainless appliances, granite countertops and custom cabinetry. Enjoy a 1st floor family room with dutch doors that open into a private, backyard sitting area and patio. Upstairs offers 4 bedrooms and full bath, including a spacious master bedroom suite built over the attached two-car garage. You won't believe the size of this huge, well-maintained yard, great potential for in-ground pool or endless expansion options! Will not last, don't wait!

Property Information

Approx. Living Area: **2,300 Sq. Ft.** Approx. Acres: **0.43 (18,835 Sq. Ft.)** Garage Spaces: **2 Attached**
Living Area Includes: Heat Zones: **2 Steam, Oil** Parking Spaces: **4 Off-Street, Paved Driveway**
Living Area Source: **Owner** Cool Zones: **1 Central Air** Approx. Street Frontage:
Living Area Disclosures: **Inclusive of family room and basement**
Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Main Level, Recessed Lighting, Crown Molding
Dining Room:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Chair Rail, Deck - Exterior, Exterior Access, Lighting - Pendant
Family Room:	1		Fireplace, Flooring - Hardwood, Main Level, Cable Hookup, Exterior Access, Recessed Lighting, Wainscoting
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Breakfast Bar / Nook, Cabinets - Upgraded, Recessed Lighting, Stainless Steel Appliances, Lighting - Pendant
Master Bedroom:	2		Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Cable Hookup
Bedroom 2:	2		Closet, Flooring - Hardwood, Lighting - Pendant
Bedroom 3:	2		Closet, Flooring - Hardwood, Lighting - Pendant
Bedroom 4:	2		Closet, Flooring - Hardwood, Lighting - Pendant
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Wainscoting, Lighting - Pendant, Pedestal Sink
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Lighting - Sconce, Lighting - Pendant
Laundry:	B		Lighting - Overhead, Flooring - Concrete
Bonus Room:	B		Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Lighting - Overhead

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Conservation Area, Highway Access, Private School, T-Station**
Basement: **Yes Full, Partially Finished**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Exterior: **Wood**
Exterior Features: **Patio, Sprinkler System**
Flooring: **Wood, Tile, Wall to Wall Carpet, Concrete**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Oil**
Insulation: **Full, Unknown**
Interior Features: **Cable Available, Internet Available - Unknown**
Lot Description: **Wooded, Paved Drive, Gentle Slope, Level**
Road Type: **Public, Paved**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Washer and Dryer are negotiable.**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1948** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **Undisclosed**

Tax Information

Pin #: **M:007 B:0258 L:0**
Assessed: **\$986,700**
Tax: **\$12,225** Tax Year: **2020**
Book: **42598** Page: **10**
Cert: **99419**
Zoning Code: **RDB**
Map: Block: Lot: