



53 HUTCHINSON RD, WINCHESTER





Meticulously cared for Colonial with picture perfect golf course views! This stunning “Smart” home has been designed with incredible craftsmanship and to suit today’s modern lifestyle. Generous formal entry with dramatic high ceilings and gorgeous hardwood floors throughout. Chef’s kitchen features stainless steel appliances, granite countertops & custom cabinetry. Open concept to the kitchen is the living room with a coffered ceiling & custom built-ins for additional storage. First floor includes a formal dining room, home office along w/ a bedroom & full bathroom. Main bedroom is a retreat! Featuring two walk-in closets & a spa like en-suite bathroom! Additional 4 spacious bedrooms and 3 bathroom complete this level. Finished lower level w/ a generous bonus room! Conveniently located near Vinson Owen & a short distance from downtown Winchester, restaurants, boutiques, and not to mention the commuter rail to Boston! Exceptional opportunity to become a part of this Winchester community



6 BEDROOMS



5 FULL BATHS



0 HALF BATH



2 CAR GARAGE

## Property Details

LIVING SPACE: 4,805 SQFT

YEAR BUILT: 1953

GRADE SCHOOL: VINSON OWEN

MIDDLE SCHOOL: MCCALL

HIGH SCHOOL: WINCHESTER HIGH



# UPDATES SINCE OWNERSHIP

- Cleared 25+ mature trees from back yard
- Built large retaining wall with planters to create two-tiered yard
- Graded upper tier for large play space
- Lower tier consists of a large stone patio with gas fire pit and BBQ (both connected to home gas)
- Installed landscape lighting in retaining wall planters
- Enclosed back yard with a 6ft privacy fence
- Upgraded all exterior lighting fixtures
- Upgraded all interior lighting fixtures (over 40 fixtures)
- Upgraded kitchen/island countertops
- Upgraded kitchen cabinets to accommodate paneled dishwasher and refrigerator
- Upgraded to professional range hood, integrated into cabinetry
- Installed stereo speakers throughout home and 5.1 surround sound in family room
- Installed Cat 5e cabling home run to basement equipment rack for all data and home automation
- Installed home automation lighting switches and thermostats (many home functions can be controlled with your iPhone)
- Installed custom built-in window seat in breakfast area
- Installed tempered glass windows above window seat
- Installed custom cushions on window seat and mud room
- Installed full-light glass panel door on side entrance with custom sandblasted effect for privacy
- Installed custom stair runners and hallway runners throughout upstairs
- Installed landscape lighting in front yard
- Installed custom plantation shutters on several windows upstairs on the back/side of the house
- Installed custom plantation shutters in several bedrooms without shutters, office and dining room
- Installed blue stone front porch
- Upgraded all front yard plantings and professionally landscaped side and back yard
- Sodded in front of and rebuilt side yard retaining wall
- Installed arborvitae screening along neighbor's chain link fence
- Installed custom closet organizers in storage closets and upgraded "his" and "her" walk-ins in Master Bedroom
- Installed "Instant-hot" / water filter kitchen
- Installed area for a home gym in basement including, flooring, mirror and ballet bar
- Installed drip irrigation to all plant beds and retaining wall
- Buried 1000 gallon propane tank in front yard

# THINGS TO KNOW

53 HUTCHINSON RD, WINCHESTER

<b>AGE &amp; MATERIAL OF ROOF</b>	Asphalt/Fiberglass Shingles
<b>FOUNDATION</b>	Poured Concrete
<b>TYPE OF HEATING SYSTEM</b>	Gas
<b>TYPE OF HOT WATER TANK</b>	Gas, Tank
<b>WATER &amp; SEWER</b>	Town of Winchester
<b>WASHER &amp; DRYER</b>	Electric, included in sale
<b>HEATING ZONES, COOLING ZONES, AC</b>	4 heating zones, 4 cooling zones, AC
<b>UTILITIES USED</b>	Eversource, Xfinity
<b>SCHOOL DISTRICTS</b>	GRADE SCHOOL: Vinson Owen MIDDLE SCHOOL: McCall HIGH SCHOOL: Winchester High
<b>PARKING</b>	2 Car Garage, 4 off-street





## Single Family - Detached

**53 Hutchinson Rd  
Winchester, MA 01890  
Middlesex County**

Style: **Colonial**

Color: **Blue Gray**

Grade School: **Vinson Owen**

Middle School: **McCall**

High School: **Winchester**

Approx. Acres: **0.34 (15,002 SqFt)**

Handicap Access/Features:

Directions: **Cambridge to Old Mystic to Hutchinson**

Total Rooms: **12**

Bedrooms: **6**

Bathrooms: **5f 0h**

Main Bath: **Yes**

Fireplaces: **2**

Approx. Street Frontage:

## Remarks

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## Property Information

Approx. Living Area Total: **4,805 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Public Record**

Approx. Above Grade: **4,196 SqFt**

Approx. Below Grade: **609 SqFt**

Living Area Disclosures:

Heat Zones: **4 Forced Air, Propane**

Cool Zones: **3 Central Air**

Parking Spaces: **5 Off-Street, Paved Driveway**

Garage Spaces: **2 Attached, Garage Door Opener, Storage**

Disclosures:

## Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Ceiling - Coffered, Flooring - Hardwood, French Doors, Main Level, Wet bar, Cable Hookup, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood, Main Level, Chair Rail, High Speed Internet Hookup, Recessed Lighting</b>
Kitchen:	<b>1</b>		<b>Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Breakfast Bar / Nook, Cable Hookup, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Pot Filler Faucet, Gas Stove</b>
Main Bedroom:	<b>2</b>		<b>Bathroom - Full, Fireplace, Closet - Walk-in, Flooring - Hardwood, Cable Hookup, Recessed Lighting</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Hardwood</b>
Bedroom 3:	<b>2</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Hardwood</b>
Bedroom 4:	<b>2</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Hardwood</b>
Bedroom 5:	<b>2</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Hardwood</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Marble, Countertops - Stone/Granite/Solid</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Bathroom - Tiled With Tub &amp; Shower, Closet - Linen, Flooring - Marble, Countertops - Stone/Granite/Solid</b>
Laundry:	<b>2</b>		<b>Flooring - Stone/Ceramic Tile</b>
Bedroom:	<b>2</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Hardwood</b>
Bathroom:	<b>2</b>		<b>Bathroom - Full, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>
Bathroom:	<b>2</b>		<b>Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub &amp; Shower, Closet - Linen, Flooring - Stone/Ceramic Tile</b>
Home Office:	<b>1</b>		<b>Ceiling - Coffered, Flooring - Hardwood, Main Level, High Speed Internet Hookup, Recessed Lighting</b>
Bonus Room:	<b>B</b>		<b>Closet, Cable Hookup, Exterior Access</b>

## Features

**Appliances: Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Refrigerator - Wine Storage, Vacuum System, Vent Hood, Water Instant Hot**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf**

## Other Property Info

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **Northeast**

Home Own Assn: **No**

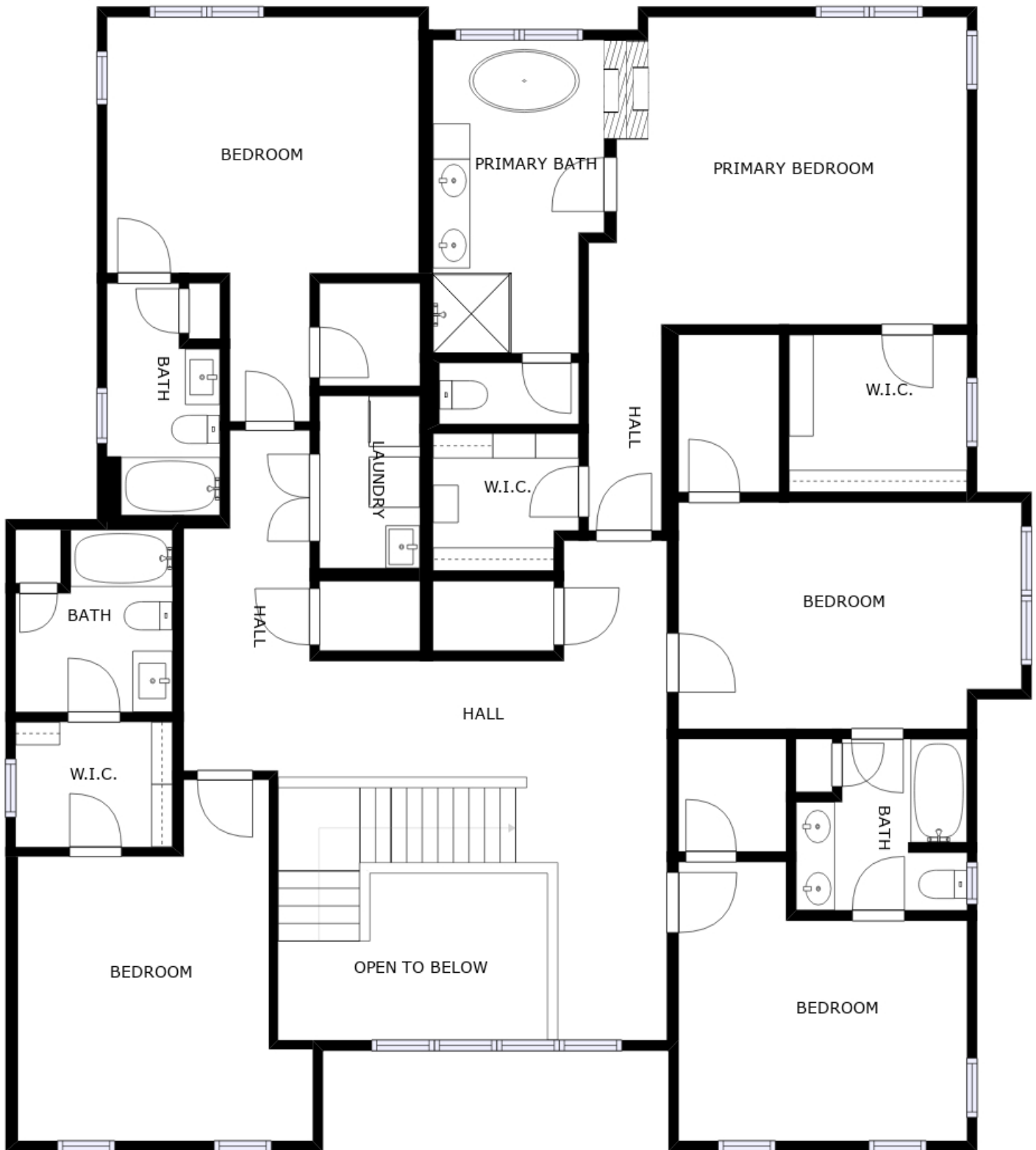


FLOOR 2







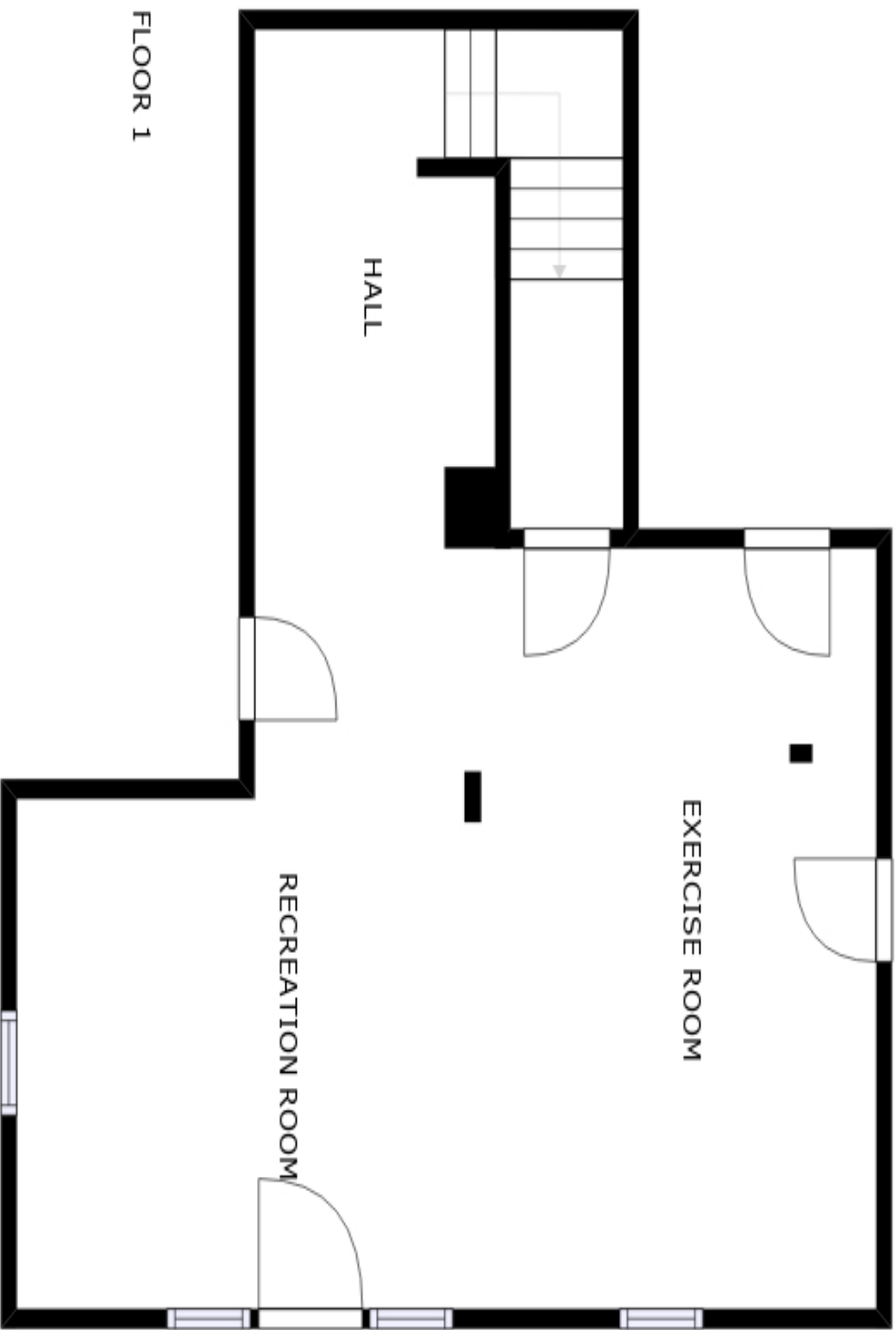


FLOOR 3









FLOOR 1









SVEN ANDERSEN

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