

**24 Kendra Lane
Sudbury, MA 01776
Single Family**

MLS #: **71209978** Status: **Active**
 List Price: **\$2,395,000**
 List Date: **4/3/2011**
 Area: Off Market Date:
 Days on Market (Total): **316** Days on Market (Office): **68**
 Neighborhood/Sub-Division: **Willis Hill**



Property Features

Rooms: **13** Style: **Colonial**
 Bedrooms: **4** Type: **Detached**
 Full Bath: **4** Apprx Acres: **0.97**
 Half Bath: **2** Apprx Lot Size: **42197 sq.ft.**
 Master Bath: **Yes** Apprx Living Area: **7072 sq.ft.**
 Fireplaces: **2** Foundation Size: **Irr (Poured Concrete)**
 Year Built: **2007** Garage: **3 Attached, Heated**
 Color: **natural** Parking: **10 Off-Street, Paved Driveway**

Room Descriptions

Room	Level	Size	Features
Living Room:	1	15x14	Fireplace, Hard Wood Floor
Dining Room:	1	17x15	Hard Wood Floor
Family Room:	1	22x17	Fireplace, Cathedral Ceilings, Interior Balcony, Wet bar, Wood Floor
Kitchen:	1	23x20	Dining Area, Pantry, Stone / Granite / Solid Countertops, Kitchen Island
Master Bedroom:	2	22x19	Full Bath, Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	2	15x14	Full Bath, Walk-in Closet, Wall to Wall Carpet
Bedroom 3:	2	15x14	Full Bath, Wall to Wall Carpet
Bedroom 4:	2	18x14	Full Bath, Walk-in Closet, Wall to Wall Carpet
Bath 1:	1		Half Bath, Stone / Granite / Solid Countertops, Wood Floor
Bath 2:	1		Half Bath, Stone / Granite / Solid Countertops
Bath 3:	2		Full Bath, Steam/Sauna, Stone / Granite / Solid Countertops
Laundry:	1		--
Library:	1	16x14	Balcony / Deck, Wood Floor
Other:	1		Stone / Granite / Solid Countertops, Wood Floor
Other:	1		Stone / Granite / Solid Countertops
Sitting Room:	2	24x16	Wall to Wall Carpet
Media Room:	B	20x17	Wall to Wall Carpet
Sun Room:	1	17x14	--

Remarks

Custom built architectural masterpiece poised on a meticulous groomed setting in sought after Willis Hill. The expansive design flows effortlessly for grand entertaining and comfortable family living. Extensive handcrafted architectural details in each of its 13 rooms. Beautifully appointed with various floorings, coffered ceilings, wainscoting and custom moldings throughout. Lower level opens to patio, swimming area accented by majestic waterfall and a three car heated garage!!

Features & Other Information

Appliances: **Wall Oven, Dishwasher, Compactor, Microwave, Countertop Range, Refrigerator**
 Area Amenities: **Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Conservation Area, House of Worship, Public School**
 Basement: **Yes Partially Finished, Walk Out**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures: **Professional photo's will be taken asap and put into MLS as soon as we receive them. Thank You!!**
 Electric: **Circuit Breakers, Other (See Remarks)**
 Exclusions:
 Exterior: **Shingles, Wood**
 Exterior Features: **Enclosed Porch, Patio, Inground Pool, Hot Tub/Spa, Prof. Landscape, Sprinkler System, Fenced Yard**
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Central Vacuum, Security System, Cable Available, Sauna/Steam/Hot Tub, Wetbar, Walk-up Attic**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Square footage includes finished area only of basement.**
 Living Area Includes: **Finished Basement**
 Road Type: **Public, Sidewalk**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, Private Sewerage**
 Waterfront: **No**

Tax Information

Pin #:
 Map: Block: Lot:
 Assessment: **\$1,940**
 Taxes: **\$33045** Tax Year: **2011**
 Book: **48014** Page: **218**
 Cert:
 Zoning Code: **SFR**