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**MLS # 72980409 - New  
Single Family - Detached**



**80 Compass Cir  
Boylston, MA 01505  
Worcester County**

List Price: **\$775,000**

Style: **Colonial**

Total Rooms: **8**

Color: **Blue**

Bedrooms: **4**

Grade School: **Boylston Elem**

Bathrooms: **2f 1h**

Middle School: **Tahanto Reg MS**

Main Bath: **Yes**

High School: **Tahanto Reg HS**

Fireplaces: **1**

Approx. Acres: **2.91 (126,684 SqFt)**

Approx. Street Frontage:

Handicap Access/Features: **Unknown**

Neighborhood/Sub-Division: **Compass Point**

Directions: **MA 140N/Boylston St. to Sewall St. Right on Southwest Way. Left on Compass Cir. #80 set-back on left**

**Remarks**

Welcome to a young Colonial set back from the road in Boylston's conveniently located Compass Pointe. Upon entering its elegant and contemporary foyer, retreat left to a light and bright sitting room or wander right to enjoy an open concept dining room and kitchen that leads to either the sunny back deck or the cozy living room with gas-fired fireplace. The first floor boasts of hardwood floors and tall ceilings. The kitchen is adorned with white solid wood shaker-style cabinets with triple-crown molding, quartz countertops, classic subway tile backsplash, stainless steel appliances, and island. On the second level is a generously sized main bedroom with walk-in closet, luxurious bathroom with soaking tub and tiled glass-doored shower and an unfinished bonus room for office or dressing room. Three more bedrooms, nicely appointed full bath, attic space, finished basement, efficient systems, oversized garage and lots of outdoor space complete the offering. This is the one to call home!

**Property Information**

Approx. Living Area Total: **2,953 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **2,401 SqFt**

Approx. Below Grade: **552 SqFt**

Living Area Disclosures: **Does not include 552 sf in finished basement and 154 sf 2nd floor unfinished attic space.**

Heat Zones: **2 Forced Air, Gas**

Cool Zones: **2 Central Air**

Parking Spaces: **4 Off-Street, Paved Driveway**

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

Disclosures: **Nominal cost associated with storm water retention pond maintenance currently paid by developer. No HOA planned at present. Surveillance cameras on home's exterior and at front door. Sellers prefer closing on July 18, 2022.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	12X13	Fireplace, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Hardwood, Lighting - Overhead
Dining Room:	1	12X14	Flooring - Hardwood, Wainscoting, Lighting - Overhead
Family Room:	1	13X21	Flooring - Hardwood, Lighting - Overhead
Kitchen:	1	22X11	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Exterior Access, Recessed Lighting, Slider, Stainless Steel Appliances, Gas Stove, Lighting - Pendant
Main Bedroom:	2	12X17	Bathroom - Half, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Attic Access, Lighting - Overhead
Bedroom 2:	2	12X12	Ceiling Fan(s), Closet, Flooring - Hardwood, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 3:	2	10X13	Ceiling Fan(s), Closet, Flooring - Hardwood, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 4:	2	13X11	Ceiling Fan(s), Closet, Flooring - Hardwood, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bath 1:	1	7X6	Bathroom - Half, Flooring - Stone/Ceramic Tile, Low Flow Toilet, Pedestal Sink
Bath 2:	2	8X6	Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Low Flow Toilet
Bath 3:	2	13X9	Bathroom - Full, Bathroom - Tiled With Shower Stall, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Low Flow Toilet
Laundry:	1		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Refrigerator**  
Area Amenities: **Shopping, Bike Path, Highway Access, Public School**  
Basement: **Yes Full, Partially Finished, Interior Access, Bulkhead, Radon Remediation System, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers, 200 Amps**  
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**  
Exterior: **Vinyl**  
Exterior Features: **Deck - Wood, Gutters, Sprinkler System, Screens**  
Flooring: **Wood, Tile**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Natural Gas, Tankless**  
Insulation: **Full, Fiberglass, Blown In**  
Interior Features: **Cable Available**  
Lot Description: **Wooded, Paved Drive, Easements**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Pass**  
Terms: **Contract for Deed**  
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

Other Property Info

Disclosure Declaration: **Yes**  
Exclusions: **Personal furnishings. Washer and dryer were replaced in 2020 and are negotiable.**  
Facing Direction: **North**  
Green Certified: **Unknown**  
Home Own Assn: **No**  
Lead Paint: **None**  
UFFI: **No** Warranty Features:  
Year Built: **2016** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

Tax Information

Pin #:  
Assessed: **\$533,800**  
Tax: **\$8,455** Tax Year: **2022**  
Book: **62811** Page: **141**  
Cert:  
Zoning Code: **R**  
Map: **7** Block: **47** Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5%**  
Facilitator: **2.5%**  
Compensation Based On: **Net Sale Price**

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