

**Patricia Sutherland**  
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**MLS # 72982550 - New**  
**Single Family - Detached**



**465 Newtown Rd**  
**Littleton, MA 01460-2207**  
**Middlesex County**

List Price: **\$1,600,000**

Style: **Colonial**

Total Rooms: **14**

Color: **Yellow**

Bedrooms: **4**

Grade School: **Shaker Lane**

Bathrooms: **3f 1h**

Middle School: **LMS**

Main Bath: **Yes**

High School: **LHS**

Fireplaces: **2**

Approx. Acres: **3.22 (140,263 SqFt)**

Approx. Street Frontage: **190 Ft.**

Handicap Access/Features: **No**

Directions: **Head SW on King St toward Great Rd (Rte 119). Turn left on Goldsmith St. Continue onto Newtown Rd.**

## Remarks

Fall in love with this exquisite luxury custom estate in Littleton with heated in-ground pool, well-designed patio spaces and resort-style outdoor fire pit! The stunning Georgian Colonial-style home is surrounded by conservation land and overlooks bucolic grounds. The winding driveway, lined with light posts and post and rail fence, is the perfect entrance to the lush green landscaped and gated home site. Inside, there are many elegant details and finishes. There are multiple sophisticated and inviting entertainment spaces, from the elegant living and formal dining rooms to the family room with handcrafted stone fireplace and billiards room with wet bar. Culinary aficionados swoon over the dine-in kitchen with Viking appliances, and the four-season sun room has a clear view of the back and front yard oasis. The main bedroom suite is fabulous with custom dressing room and bathroom with large walk-in shower and access to roof deck! The au pair/in-law suite has a roof deck as well!

## Property Information

Approx. Living Area Total: **5,200 SqFt**

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

Living Area Source: **Measured**

Approx. Above Grade: **4,404 SqFt**

Approx. Below Grade: **796 SqFt**

Living Area Disclosures: **4th bedroom and 3rd full bath are part of in-law/au pair suite. Not a permitted accessory apartment.**

Heat Zones: **3 Forced Air, Air Source Heat Pumps (ASHP)**

Cool Zones: **3 Air Source Heat Pumps (ASHP), Ductless Mini-Split System**

Parking Spaces: **6 Off-Street, Paved Driveway**

Garage Spaces: **3 Attached, Garage Door Opener, Storage, Work Area, Side Entry**

Disclosures: **Measurements are approximate. History of construction, renovation and upgrades attached to MLS listing. 5-bedroom septic system. Deed restriction for maximum of 5 bedrooms.**

## Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X27	Flooring - Hardwood, French Doors, Lighting - Overhead, Crown Molding, Decorative Molding
Dining Room:	1	15X17	Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting, Sunken, Lighting - Overhead, Archway, Crown Molding, Decorative Molding
Family Room:	1	20X18	Fireplace, Flooring - Hardwood, Window(s) - Picture, Exterior Access, Lighting - Overhead, Crown Molding, Decorative Molding
Kitchen:	1	32X16	Ceiling - Coffered, Closet, Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Cabinets - Upgraded, Exterior Access, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Lighting - Pendant, Decorative Molding
Main Bedroom:	2	13X17	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Dressing Room, Lighting - Overhead
Bedroom 2:	2	13X13	Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 3:	2	13X13	Closet, Flooring - Hardwood, Lighting - Overhead
Bath 1:	1	7X5	Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Wainscoting, Lighting - Sconce
Bath 2:	2	11X10	Bathroom - With Tub & Shower, Closet - Linen, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Enclosed Shower - Fiberglass, Double Vanity, Lighting - Sconce, Lighting - Overhead, Decorative Molding
Bath 3:	2	11X10	Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Deck - Exterior, Double Vanity, Exterior Access, Recessed Lighting, Lighting - Sconce,

Laundry:	<b>1</b>	<b>12X10</b>	<b>Beadboard, Crown Molding, Decorative Molding Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Dryer Hookup - Electric, Washer Hookup, Lighting - Overhead, Laundry Sink</b>
Sitting Room:	<b>1</b>	<b>13X13</b>	<b>Flooring - Hardwood, Wainscoting, Lighting - Overhead, Crown Molding, Decorative Molding</b>
Sun Room:	<b>1</b>	<b>14X26</b>	<b>Fireplace, Flooring - Hardwood, Exterior Access, Recessed Lighting, Slider, Sunken, Beadboard, Crown Molding, Decorative Molding</b>
Game Room:	<b>1</b>	<b>21X16</b>	<b>Closet/Cabinets - Custom Built, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Recessed Lighting, Sunken, Wine Chiller, Lighting - Overhead, Crown Molding, Decorative Molding</b>
Play Room:	<b>B</b>	<b>13X24</b>	<b>Closet, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Recessed Lighting</b>
Exercise Room:	<b>B</b>	<b>16X25</b>	<b>Exterior Access, Flooring - Concrete</b>
Live-in Help Quarters:	<b>2</b>	<b>20X35</b>	<b>Bathroom - 3/4, Closet/Cabinets - Custom Built, Flooring - Hardwood, Balcony - Exterior, Countertops - Stone/Granite/Solid, Wet bar, Enclosed Shower - Fiberglass, Deck - Exterior, Exterior Access, Recessed Lighting, Wine Chiller, Lighting - Overhead, Pedestal Sink</b>

## Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Refrigerator - Wine Storage, Vent Hood**  
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Walk/Jog Trails, Stables, Golf Course, Conservation Area, Highway Access, Private School, Public School, T-Station**  
Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Bulkhead, Concrete Floor, Exterior Access**  
Beach: **Yes Lake/Pond**  
Beach Ownership: **Public**  
Beach - Miles to: **1 to 2 Mile**  
Construction: **Frame**  
Electric: **Circuit Breakers, 200 Amps**  
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat, Backup Generator**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Deck - Roof, Patio, Pool - Inground Heated, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens, Fenced Yard, Garden Area, Stone Wall, Other (See Remarks)**  
Flooring: **Tile, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Electric, Tank**  
Insulation: **Full, Mixed**  
Interior Features: **Cable Available, Wetbar, French Doors, Wired for Surround Sound, Internet Available - Fiber-Optic**  
Lot Description: **Paved Drive, Fenced/Enclosed, Sloping, Scenic View(s)**  
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, Icemaker Connection, Generator Connection**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

## Other Property Info

Adult Community: **No**  
Disclosure Declaration: **Yes**  
Exclusions: **Personal items and furnishings. Window draperies and hardware.**  
Facing Direction: **South**  
Green Certified: **No**  
Home Own Assn: **No**  
Lead Paint: **None**  
UFFI: **No** Warranty Features: **No**  
Year Built: **1997** Source: **Public Record**  
Year Built Description: **Actual, Renovated Since**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

## Tax Information

Pin #: **M:0U24 B:0003 L:1**  
Assessed: **\$1,008,100**  
Tax: **\$17,853** Tax Year: **2022**  
Book: **26646** Page: **63**  
Cert:  
Zoning Code: **R**  
Map: **U24** Block: **3** Lot: **1**

## Compensation

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

## Firm Remarks

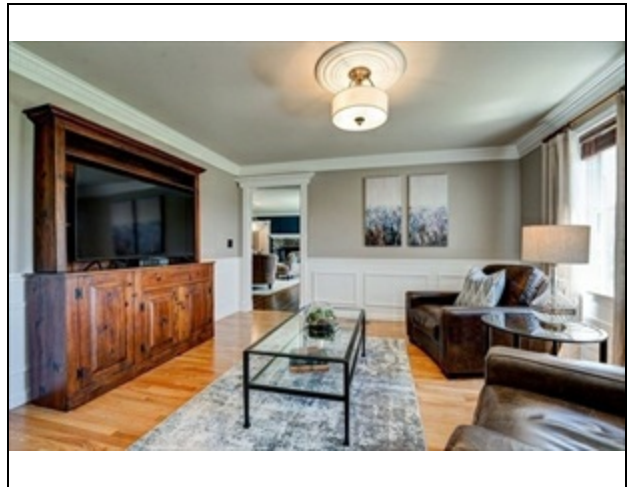
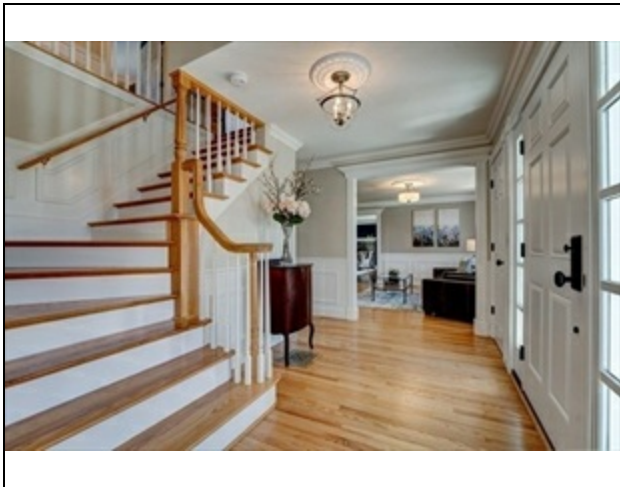
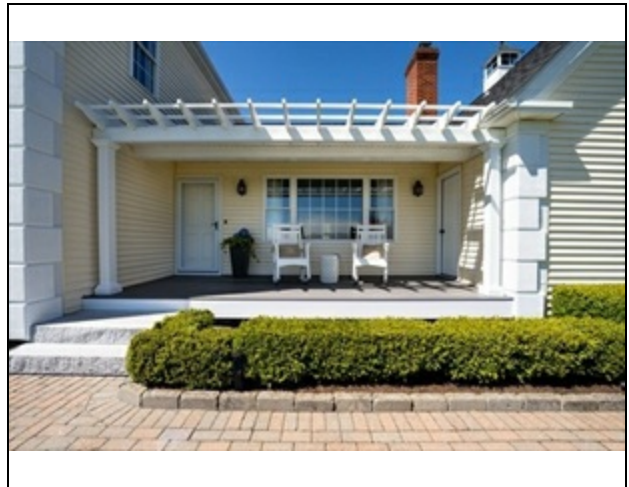
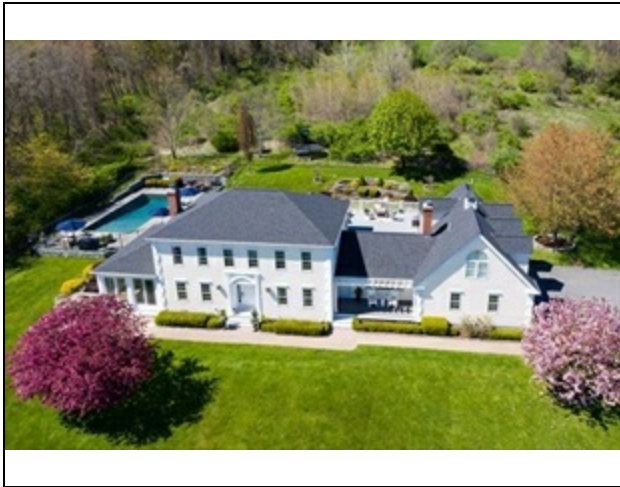
**Agents asked to review Safe Showing Agreement with Buyers before entering home. Offer instructions attached to MLS. Offers received will be reviewed after 12 p.m. on Tuesday. Please allow 24 hours for review.**

## Market Information

Listing Date: <b>5/16/2022</b>	Listing Market Time: MLS# has been on for <b>0</b> day(s)
Days on Market: Property has been on the market for a total of <b>0</b> day(s)	Office Market Time: Office has listed this property for <b>0</b> day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: <b>\$1,600,000</b>	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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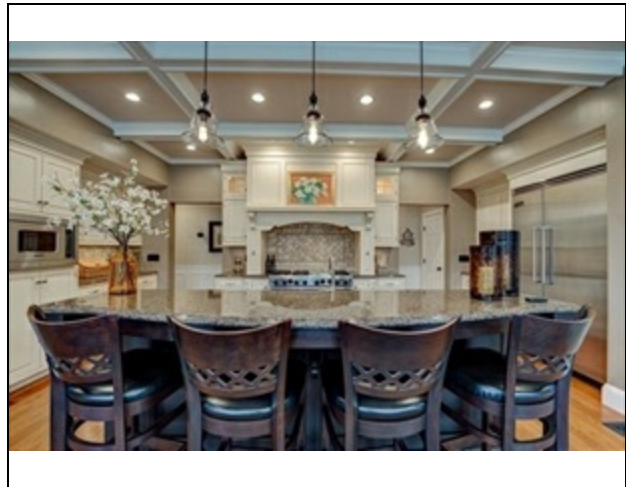
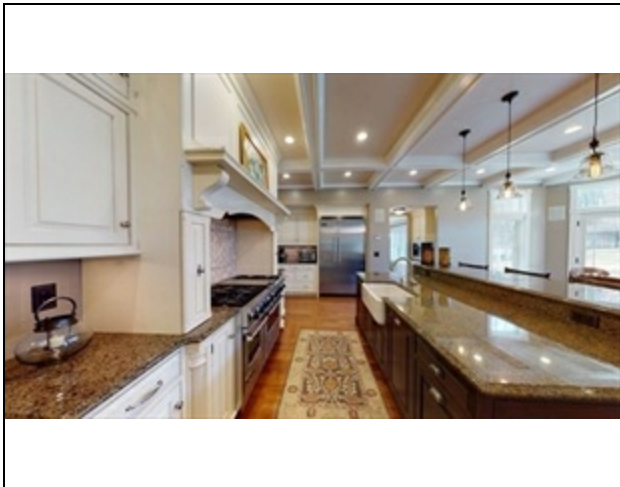
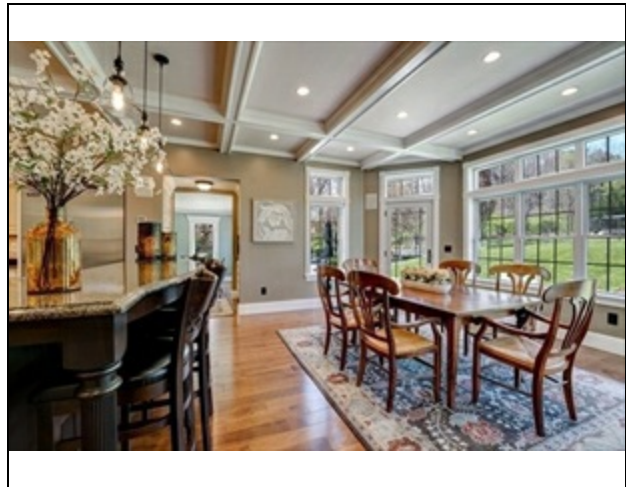
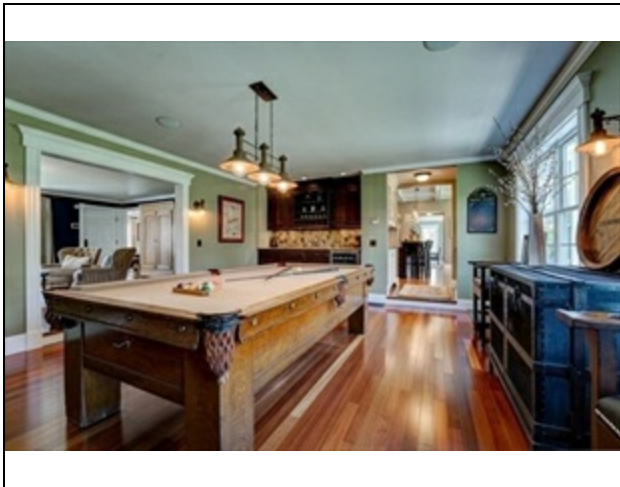
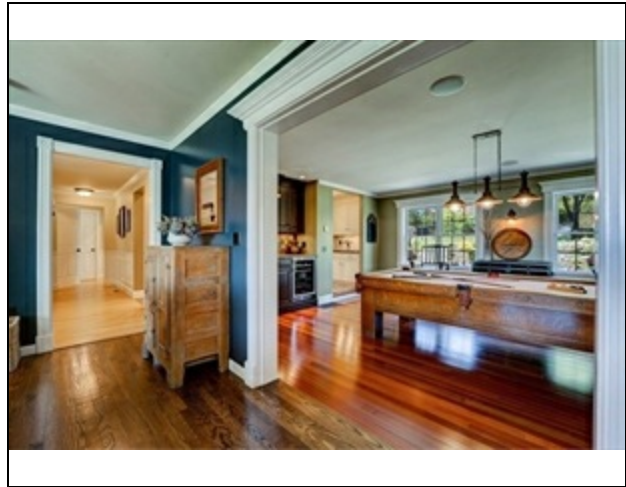
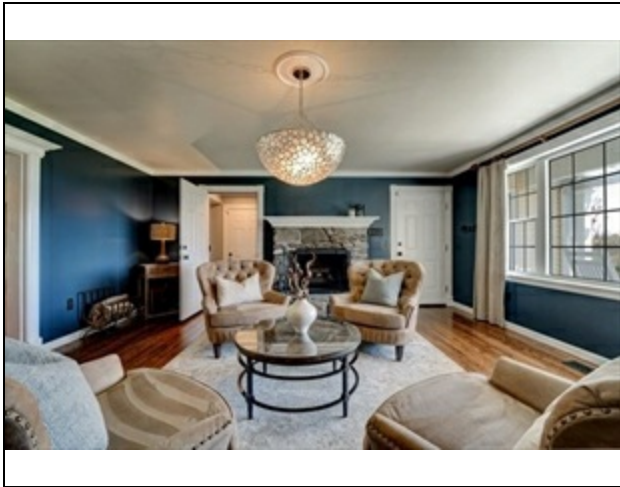
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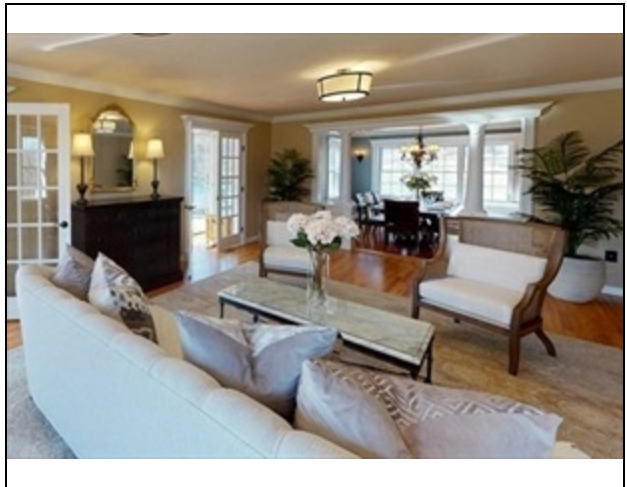
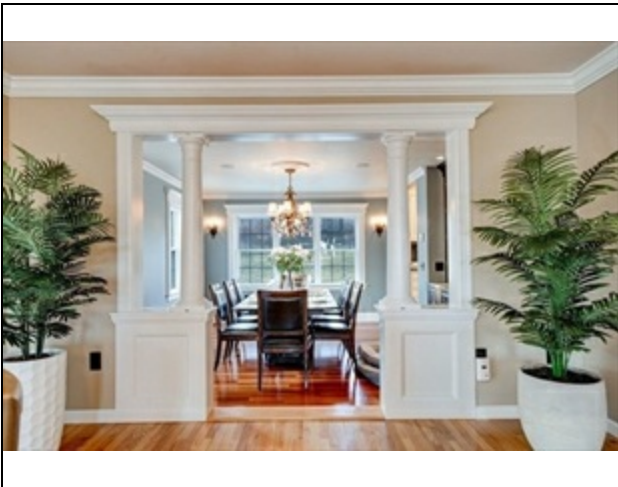
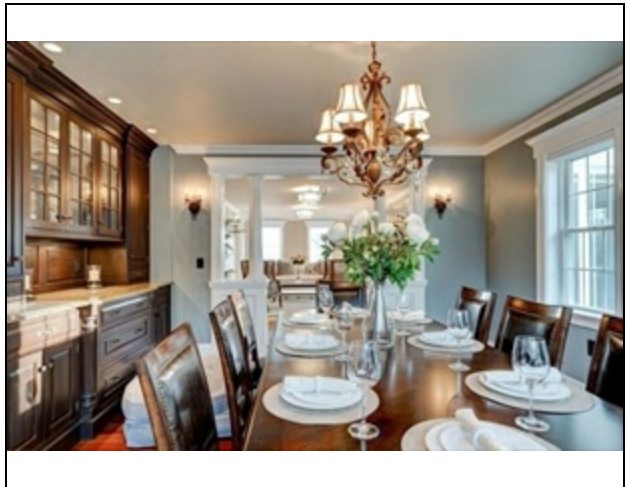
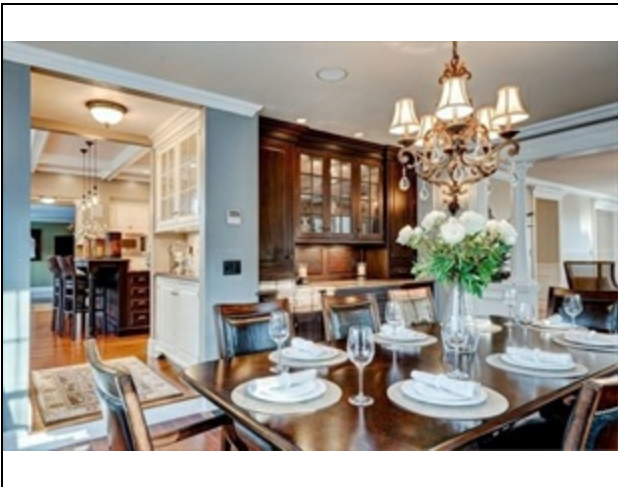
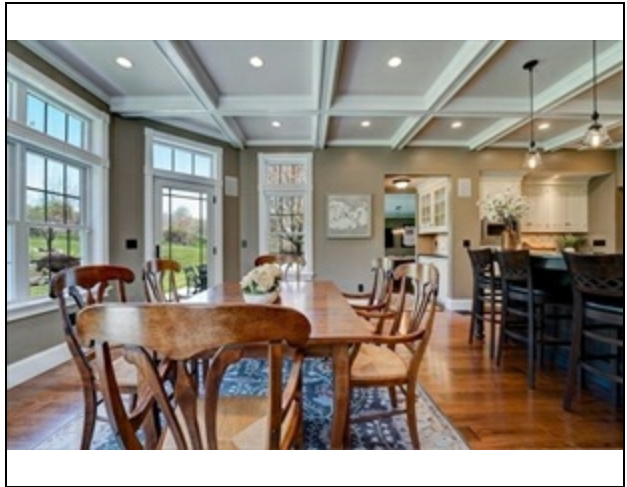
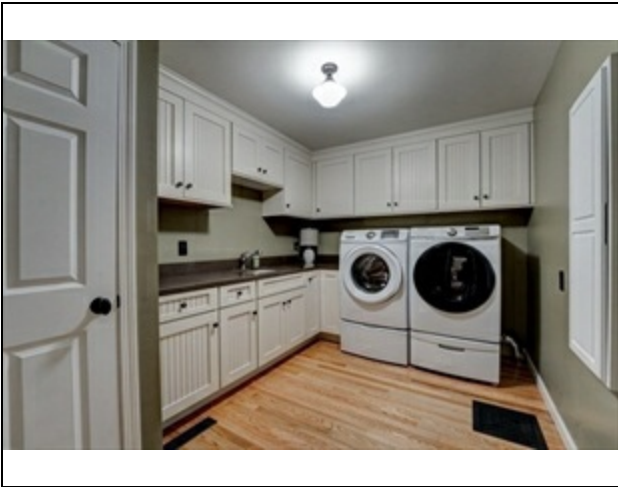
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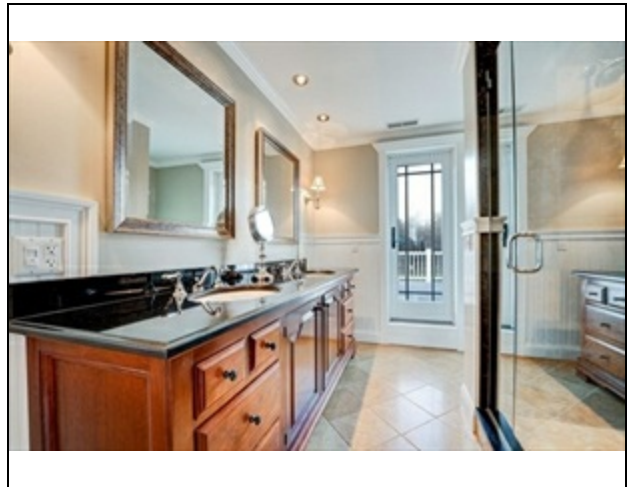
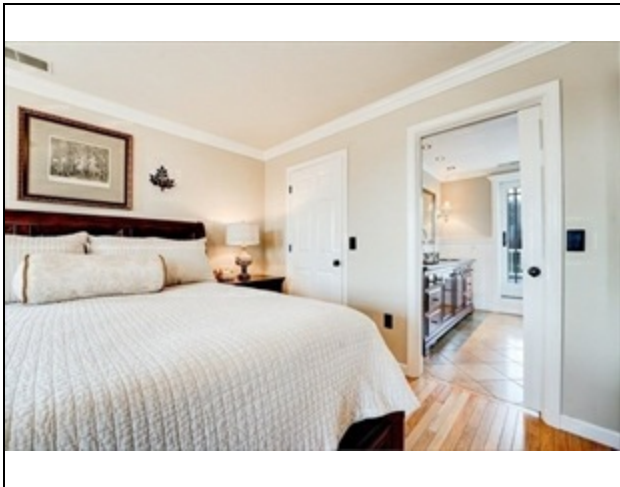
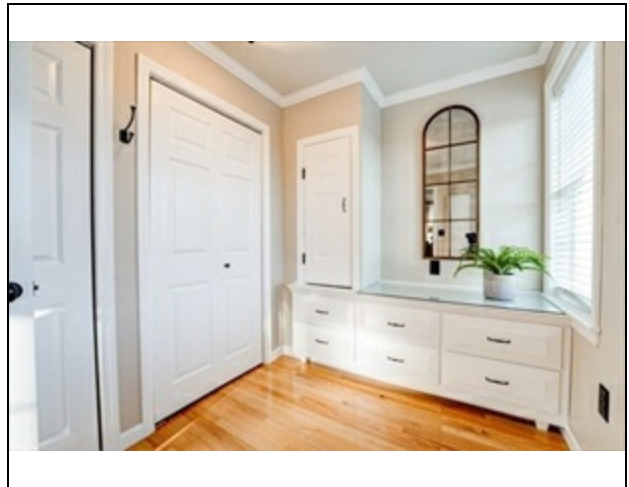
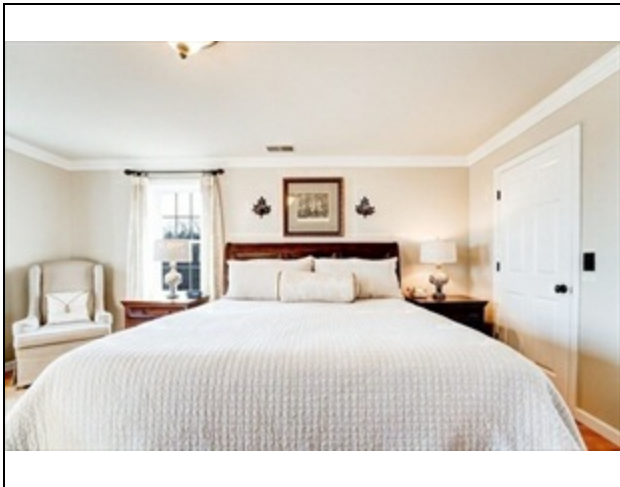
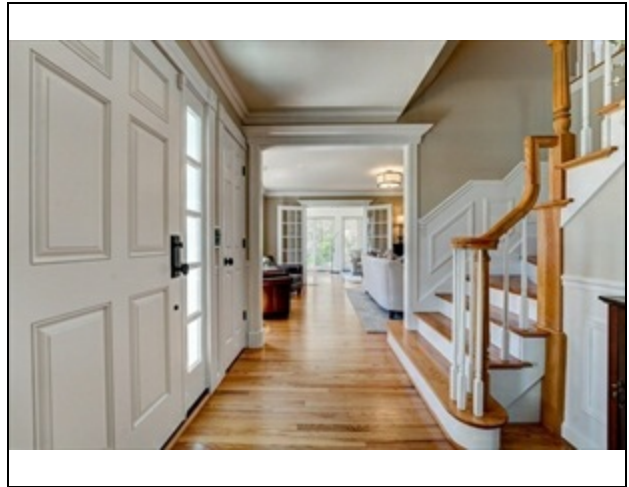
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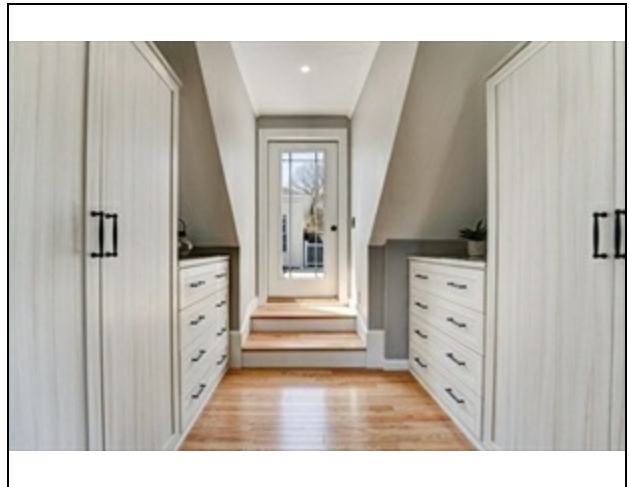
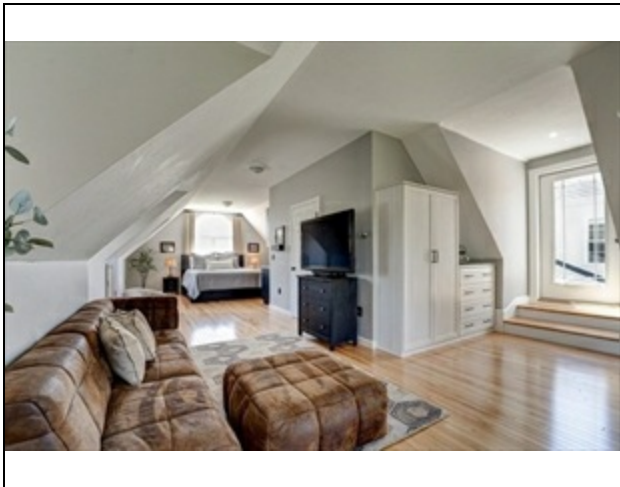
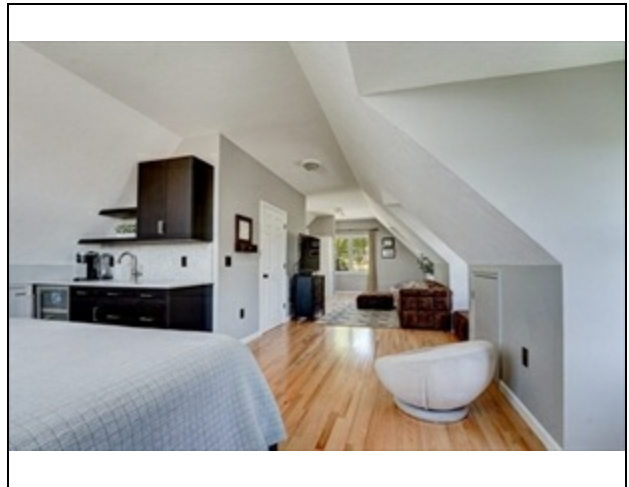
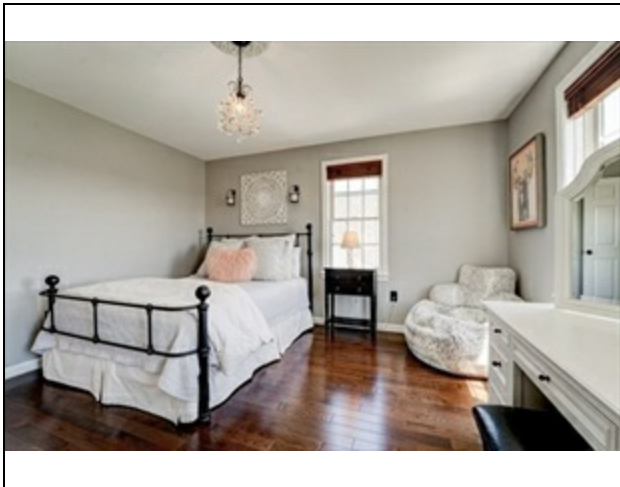
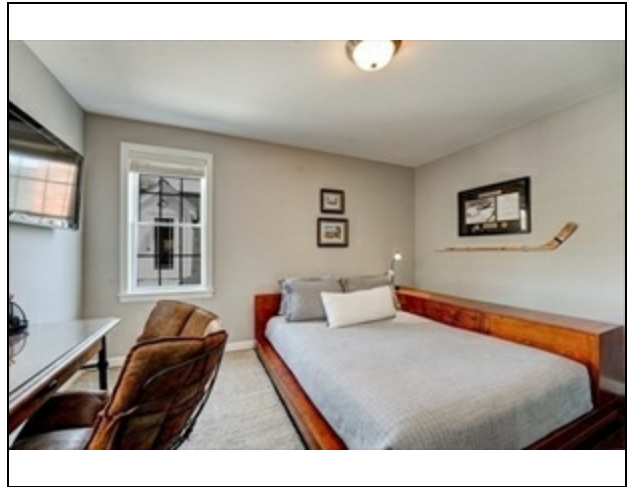
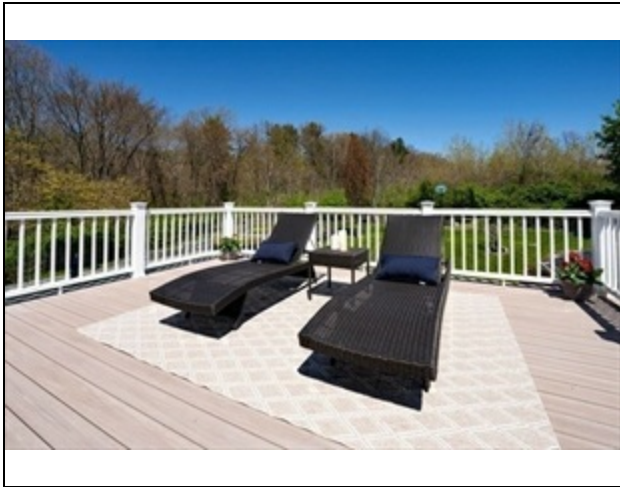
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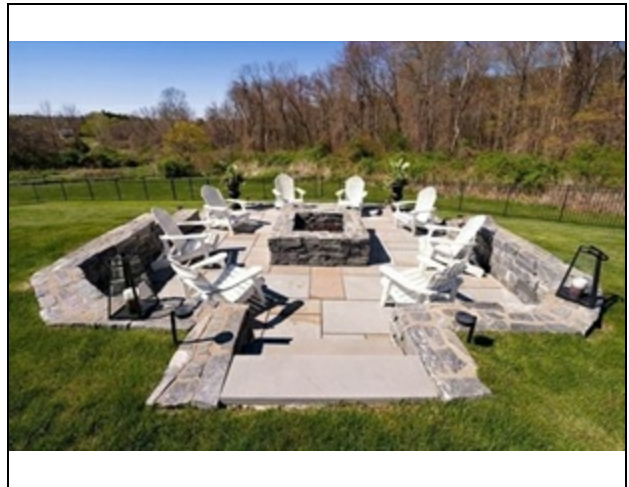
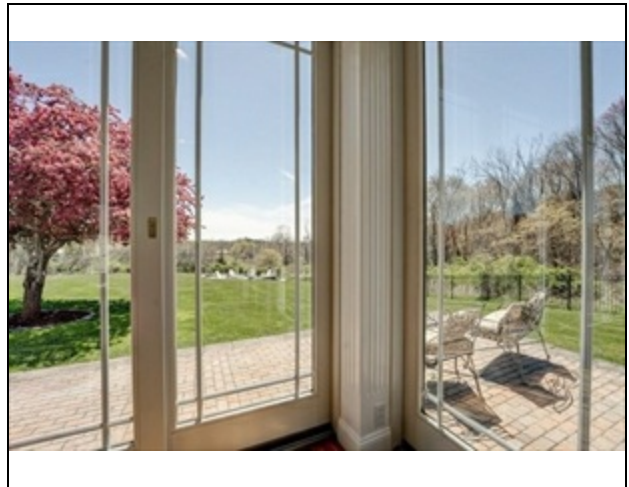
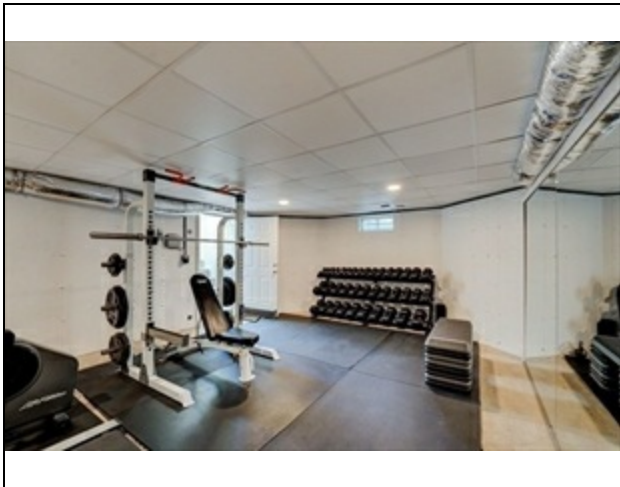
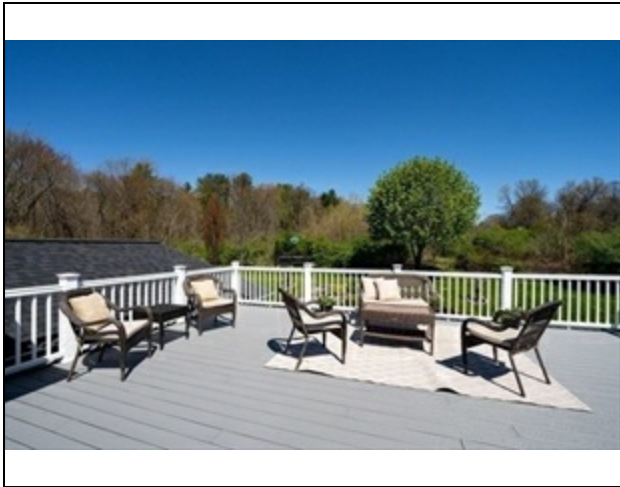
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