



**MLS # 73231142 - New
Single Family - Detached**

**14 Hunters Rd
Boxford, MA 01921
Essex County**

List Price: **\$965,000**

Style: **Colonial**
Color: **Taupe**
Grade School: **Harry Lee Cole**
Middle School: **Masconomet**
High School: **Masconomet**
Approx. Acres: **2.15 (93,654 SqFt)**
Handicap Access/Features:
Directions: **MA-97 S. Take Pye Brook Ln to Hunters Rd**

Total Rooms: **9**
Bedrooms: **4**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Remarks

Set on over 2 acres in the desirable East Boxford on a cul-de-sac, this well-kept home boasts 9 rooms, 4 BRs, and 2.5 baths. The first level features HW floors, an open living area with a family room showcasing a wood-burning fireplace and custom built-in entertainment center. The kitchen offers SS appliances, granite countertops, and a spacious eat-in area w/deck access. A sunroom off the family room leads to back/front decks and features vaulted ceilings. The DR adjoins the kitchen, flowing into the sunlit spacious LR. Upstairs, find the primary BR w/en-suite bath, 3 more BRs, and full bath. The LL provides a gym/playroom and ample storage, with garage access. Outside, mature plantings and trees adorn the backyard, w/direct access to the Rail Trail, as well as a sports area w/backboard and fenced in yard. Generator, Gas heat, Central AC/Vac, Irrigation System. Please refer to the "UPDATES" sheet for numerous recent/essential updates. Excellent Commuter Location—Minutes to Rt 95.

Property Information

Approx. Living Area Total: **2,895 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Measured**
Approx. Above Grade: **2,415 SqFt** Approx. Below Grade: **480 SqFt**
Living Area Disclosures: **Buyers & Agents to verify all facts & measurements.**

Heat Zones: **2 Hot Water Baseboard, Gas** Cool Zones: **1 Central Air**
Parking Spaces: **6 Off-Street, Paved Driveway** Garage Spaces: **2 Attached, Under**
Disclosures: **MANY UPDATES & WONDERFUL FEATURES - See attached. Solar Panels are Owned by Seller and Transferable. Central AC is on 2nd Floor. Septic inspection performed-New D-Box needs to be installed. Seller will handle this update and have a Passing/Title V certificate before closing.**

Power Production

Power Production Type: **Solar PV - Seller Owned** Annual Power Production: **8.08 kWh (Estimated)**
Power Production Install Year: **2016** Power Production Capacity: **10.46 kW**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18'3"X13'6"	Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Lighting - Overhead
Dining Room:	1	12'2"X13'6"	Flooring - Hardwood, Main Level, Chair Rail, Lighting - Overhead
Family Room:	1	12'11X21'9"	Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Deck - Exterior, Open Floor Plan, Recessed Lighting, Slider
Kitchen:	1	28'X27'	Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Main Level, Deck - Exterior, Recessed Lighting, Stainless Steel Appliances, Peninsula, Lighting - Pendant
Main Bedroom:	2	23'7"X13'10"	Bathroom - 3/4, Ceiling Fan(s), Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Bedroom 2:	2	12'10X12'9"	Flooring - Wall to Wall Carpet, High Speed Internet Hookup, Closet - Double
Bedroom 3:	2	12'11X10'8"	Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2	11'6"X14'4"	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	5'4"X5'	Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Wainscoting, Lighting - Sconce
Bath 2:	2	8'2"X13'10"	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Lighting - Pendant, Lighting - Overhead
Bath 3:	2	13'9"X10'	Bathroom - 3/4, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting, Lighting - Sconce, Lighting - Overhead, Window Seat
Laundry:	B		Closet - Double
Sun Room:	1	14'5"X11'6"	Ceiling Fan(s), Ceiling - Vaulted, Flooring - Hardwood, Window(s) - Picture, Main Level, Deck - Exterior, Exterior Access, Slider, Wainscoting, Lighting - Overhead
Bonus Room:	B	24'10X13'10"	Flooring - Laminate, Exterior Access, Recessed Lighting, Closet - Double

Features

Appliances: **Disposal, Microwave, Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Water Softener, Oven - ENERGY STAR**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Green Certified: **Unknown**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School**

Basement: **Yes Full, Partially Finished, Interior Access, Garage Access, Exterior Access**

Beach: **No**

Construction: **Frame**

Electric: **200 Amps, Other (See Remarks)**

Energy Features: **Insulated Windows, Storm Windows, Solar Features, Prog. Thermostat, Backup Generator**

Exterior: **Shingles, Wood**

Exterior Features: **Deck - Wood, Deck - Vinyl, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Screens, Fenced Yard**

Flooring: **Tile, Vinyl, Wall to Wall Carpet, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas, Tank**

Insulation: **Full, Fiberglass, Spray Foam**

Interior Features: **Security System, Cable Available, Internet Available - Broadband**

Lot Description: **Wooded, Paved Drive, Fenced/Enclosed**

Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Conditional**

Terms: **Contract for Deed**

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Generator Connection**

Water Utilities: **Private Water**

Waterfront: **No**

Water View: **No**

Firm Remarks

MANY UPDATES - See attached or go to the property website: <https://14huntersrd.com/> Offer Instructions attached. Seller would like to close quickly with a U&O agreement until mid summer or earlier.

Market Information

Listing Date: **5/1/2024**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date: **8/31/2024**

Original Price: **\$965,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Home Own Assn: **No**

Lead Paint: **None**

UFFI: **Unknown** Warranty Features:

Year Built: **1990** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$900,700**

Tax: **\$11,714** Tax Year: **2024**

Book: **18046** Page: **356**

Cert:

Zoning Code: **RA**

Map: **030** Block: **003** Lot: **006**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **1.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

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