



Exterior - Front

Single Family - Detached

29 Shepard Ct
Winchester, MA 01890
Middlesex County

List Price: **\$929,900**

Style: **Ranch**
Color: **Yellow**
Grade School: **Lynch**
Middle School: **McCall**
High School: **WHS**
Approx. Acres: **0.19 (8,668 SqFt)**
Handicap Access/Features:

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **1**
Approx. Street Frontage:

Directions: **Hill St to Shepard Court**

Introducing this charming, freshly painted, move-in ready Ranch in desirable Winchester! Situated on a quiet cul-de-sac, this property offers 6+ rooms, 3-4 BRs, 2 full baths, and a finished LL space. The main level boasts HW floors, an open layout, and a living room with a cozy gas fireplace and ample natural light. A modern kitchen featuring granite countertops, tiled backsplash, center island, and SS appliances. The LL offers great flexibility with 2 fully finished rooms, one currently used as a bedroom, along w/a full bathroom. Additionally, it includes an oversized storage room and a washer/dryer. Relax on the outdoor deck, enjoy the privacy of the fenced in yard, and park with ease for 2-3 vehicles. Other notable features include a 200 AMP electrical panel, 2 Mini Splits, Irrigation System, Central Vac, 2 Storage Sheds and 2 W/D areas. Conveniently located near park, Horn Pond, the train to Boston, the bus line, and all of Winchester's fantastic restaurants and shops!

Property Information

Approx. Living Area Total: **1,524 SqFt**
Approx. Above Grade: **873 SqFt**

Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Measured**
Approx. Below Grade: **651 SqFt**

Living Area Disclosures: **Public record shows 3 BR/1 Bath; There are 2 Full Bathrooms. 4th BR in the basement.**

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

Cool Zones: **2 Ductless Mini-Split System**

Parking Spaces: **2 Off-Street, Paved Driveway, On Street Without Permit**

Garage Spaces: **0**

Disclosures: **Seller has not lived in property. Property is being sold as is. Buyer to conduct their own due diligence. Floor plan is for marketing purposes only.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14'8"X11'	Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Exterior Access, Recessed Lighting
Family Room:	B	15'2"X14'9"	Flooring - Vinyl, Recessed Lighting, Closet - Double
Kitchen:	1	19'4"X11'8"	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Lighting - Pendant
Main Bedroom:	1	14'3"X11'	Flooring - Hardwood, Main Level, Closet - Double
Bedroom 2:	1	10X11'4"	Closet, Flooring - Hardwood, Main Level
Bedroom 3:	1	8'8"X11'	Closet, Flooring - Hardwood, Main Level
Bedroom 4:	B	14'8"X10'9"	Closet, Lighting - Overhead
Bath 1:	1	5'1"X7'7"	Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Handicap Accessible, Handicap Equipped, Main Level, Dryer Hookup - Dual, Washer Hookup, Lighting - Overhead, Closet - Double
Bath 2:	B	7'8"X6'3"	Bathroom - 3/4, Bathroom - With Shower Stall, Lighting - Overhead, Pedestal Sink

Features

Appliances: **Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
Basement: **Yes Full, Finished, Bulkhead, Exterior Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Prog. Thermostat**
Exterior: **Vinyl**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **None**
UFFI: Warranty Features:
Year Built: **1992** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

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

Flooring: **Tile, Vinyl, Hardwood**

Foundation Size: **40 x 24**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas, Tank**

Interior Features: **Central Vacuum, Cable Available, Internet Available - Unknown**

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

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

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed**

Utility Connections: **for Gas Oven, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Tax Information

Pin #:

Assessed: **\$792,300**

Tax: **\$8,977** Tax Year: **2024**

Book: **50017** Page: **220**

Cert:

Zoning Code: **RG**

Map: **013** Block: **0031** Lot: **0**

Compensation

Sub-Agency: Buyer's Broker:

Facilitator:

Compensation Based On: **Net Sale Price**

Firm Remarks

Average Monthly Utility Costs: National grid \$107/month; Eversource about \$195/month; Latest water bill was \$105. Dryer Main Level is Electric and LL Dryer is Gas; Water heater replaced in Jan 2024; Mini-splits October 2020; Roof is original; Furnace has been serviced regularly and is original to the property. Some pictures are Virtually Staged and Measurements/Floor Plans for Marketing Purposes. Please refer to the property website <https://29shepardct.com/> for details on updates/features. Offer Instructions attached in MLS/Website.

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