



# HIGHLIGHTS & FEATURES

4 Farmland Road, Saugus, MA 01906

*Custom Built Cape 8 rooms, 4 bedrooms, 2 baths, 2100+ sq ft*



## Interior/1<sup>st</sup> Floor

- **Designer kitchen** with custom cabinetry, Corian counters & stainless-steel appliances
- **Gas Cooking/Range**
- **Sunlit Dining Area**
- **Living Room** featuring bay window, exposed beams, gas fireplace & built-ins
- Potential **Primary Bedroom** with access to updated full bath
- **2<sup>nd</sup> Bedroom/Office** with built in desk
- **Heated Breezeway/Sunroom** connecting the home, garage & backyard, fireplace & built in fold up & down table







## Interior/2nd Floor

- **2 spacious bedrooms**, skylight in 1
- **Full bath** with warm wood accents
- Cedar walk-in closet with a custom, high-end feel
- **Custom Built-in desk**
- **Custom draws and built-ins** throughout

## Interior/Lower Level

- **Finished flex space** perfect for a gym, family room, or office
- **Dream workshop** with ample storage and workspace
- **Laundry Space**
- **Abundant hidden storage** and smart use of space



## Exterior

- **Double lot** on a quiet dead-end street
- **Fully fenced backyard oasis**
- **Level Backyard**
- **Mature Landscape**
- **24x16 Trex deck**
- **2 powered Sheds** for tools or storage
- **5-zone Irrigation system**
- **1 Car Garage**

## Additional Features

- **Energy Star Appliances, Hardwood and tile floors**, some with radiant heat, Gas & Oil Heat, Central AC, Central Vac, 2 Heat & Glo Fireplaces, Laundry Chute, Heated Garage, Exceptional Storage





## Updates

**2024:** GE microwave

**2023:** Bosch dishwasher, Mass Save insulation, roof vents over garage/porch

**2022:** 5th irrigation zone for new trees, attic door/ladder replaced, 360° Ring cameras w/lighting, 2 Ring doorbells

**2021:** New roof

**2020:** Fenced backyard, updated 1st-floor bath, wood blinds in bedroom, 68' rear gutter w/gutter guards

Disclosure: All information supplied by Seller to the best of their knowledge, as well as Public Record.

## Convenient Nearby Destinations

**Downtown Boston:** 20 min by car (no traffic) / 13.2 miles

**Oak Grove (Malden), Orange Line**

**Subway:** 13 min / 4.8 miles

**Wonderland (Revere), Blue Line**

**Subway:** 13 min / 6.2 miles

**Greenwood Station (Wakefield),**

**Commuter Rail to North Station:** 8 min / 2.8 miles

**Melrose/Wakefield Hospital:** 9 min / 3.1 miles

**Breakheart Reservation:** 5 min / 1.8 miles

**Beaches (Nahant):** 20 min / 7.1 miles



Jen Mason, REALTOR®

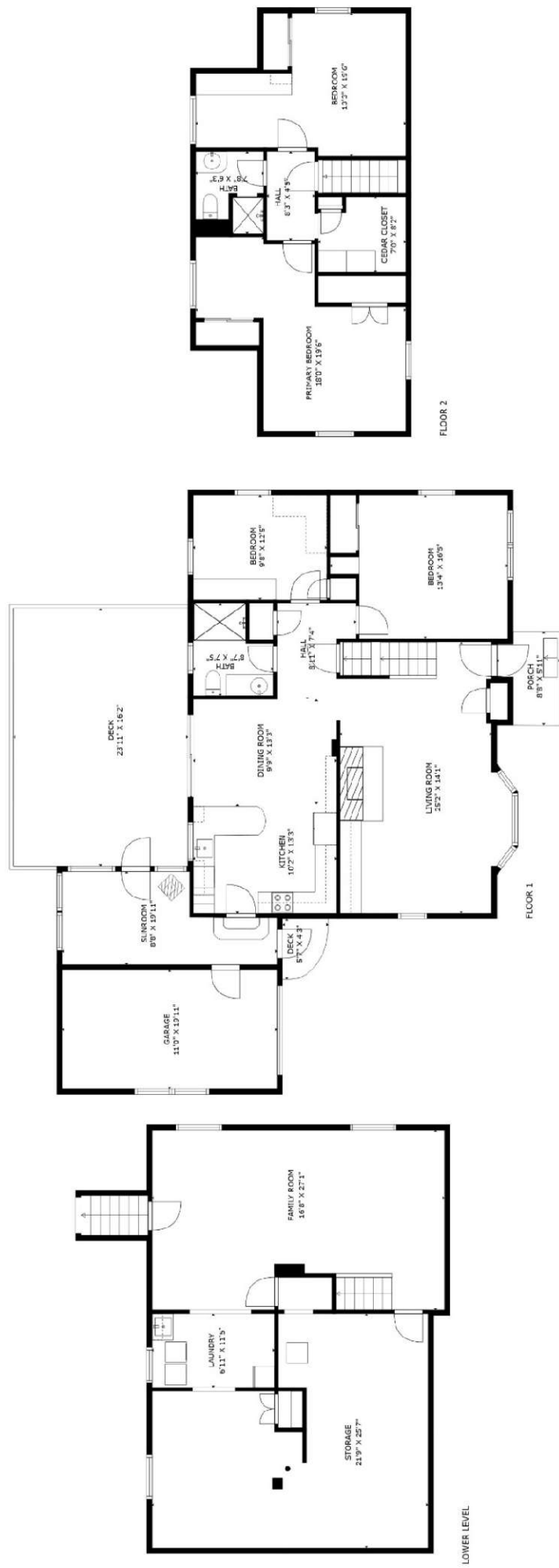
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**TOTAL: 2423 sq. ft**  
 LOWER LEVEL: 582 sq. ft, FLOOR 1: 1240 sq. ft, FLOOR 2: 601 sq. ft  
 EXCLUDED AREAS: STORAGE: 461 sq. ft, GARAGE: 220 sq. ft, PORCH: 43 sq. ft,  
 DECK: 407 sq. ft, BAY WINDOW: 15 sq. ft, LOW CEILING: 71 sq. ft,  
 WALLS: 239 sq. ft

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.