

426 Boston Post Road
Weston, MA 02493
(781) 894-5555

29 Myles Standish Road
Weston, MA 02493
\$939,000



Set on a pristine 1.39 acre parcel in the Kings Grant neighborhood. This three bedroom Colonial with bonus room offers formal living room with fireplace and dining room with built in cabinet. Country kitchen, family room with fireplace. Two car garage. Basement partially finished with bar area. Virtually level land with a southwestern exposure. Renovate, expand or build. Pretty, Pretty land!

YEAR BUILT: 1966
LAND AREA: 1.39 Acres
ASSESSMENT: \$1,023,900
TAXES: \$11,662.22

ROOMS: 8
BEDROOMS: 3
BATHS: 2 Full / 1 Half
LIVING AREA: 3,589 sq. ft.

EXCLUSIVE AGENT: Diana Chaplin, CRS, GRI

CELL PHONE: 781-354-9010

NOTICE TO PROSPECTIVE HOME BUYERS:

All Brokers/Salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Regulation 254 of the Code of Massachusetts Regulations section 2.05 (15)

Except as may be otherwise noted, specifications with regard to the property described above were provided solely by the seller(s) without verification thereof by the broker(s) and, therefore, broker(s) accept no responsibility for the accuracy thereof. Offering is subject to prior sale, price change, or withdrawal without notice.



**MLS # 71263276 - New
Single Family - Detached**

29 Myles Standish Rd.

List Price: **\$939,000**

Weston, MA 02493

Middlesex County

Style: **Colonial**

Color: **Brown**

Total Rooms: **8**

Bedrooms: **3**

Full/Half/Master Baths: **2/1/Yes**

Fireplaces: **2**

Grade School: **Country/Wood**

Middle School: **Weston Middle**

High School: **Weston High**

Directions: **Kings Grant Rd. to Myles Standish Rd.**

Remarks

Multi/Colonial. Bright Country kitchen. Formal dining and living room with picture window. Familyroom with fireplace on seperate level with bonus room. Three bedrooms on main level. House needs some updating. This 3 bedroom home is set on an exquisit 1.39 acre conforming lot with southwest exposure is a diamond in the rough. Virtually level lot with no wetlands or easements perfect for expansion, renovation or build new.

Property Information

Approx. Living Area: 3589 sq. ft.	Approx. Acres: 1.39 (60548 sq. ft.)	Garage Spaces: 2 Attached, Under
Living Area Includes: Finished Basement	Heat Zones: Central Heat, Hot Water Baseboard, Oil	Parking Spaces: 6 Off-Street, Paved Driveway
Living Area Source: Public Record	Cool Zones: None	Approx. Street Frontage:
Living Area Disclosures:		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Hard Wood Floor, Main Level, Picture Window
Dining Room:	1		Hard Wood Floor, Main Level, Picture Window
Family Room:	1		Fireplace, Hard Wood Floor
Kitchen:	1		Dining Area, Main Level, Vinyl Flooring
Master Bedroom:	2		Full Bath, Hard Wood Floor
Bedroom 2:	2		Hard Wood Floor
Bedroom 3:	2		Hard Wood Floor
Bath 1:	2		Full Bath
Bath 2:	2		Full Bath
Bath 3:	1		Half Bath
Laundry:	1		Main Level
Home Office:	1		--

Features

Appliances: **Dishwasher, Countertop Range, Refrigerator**
 Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Conservation Area, Public School, T-Station**
 Basement: **Yes**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Shingles**
 Exterior Features: **Enclosed Porch, Storage Shed**
 Flooring: **Tile, Hardwood**
 Foundation Size: **99999**
 Foundation Description: **Poured Concrete**
 Insulation: **Unknown**
 Interior Features: **Cable Available, Wetbar**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, Private Sewerage, Inspection Required for Sale**
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
 Waterfront: **No**

Other Property Info

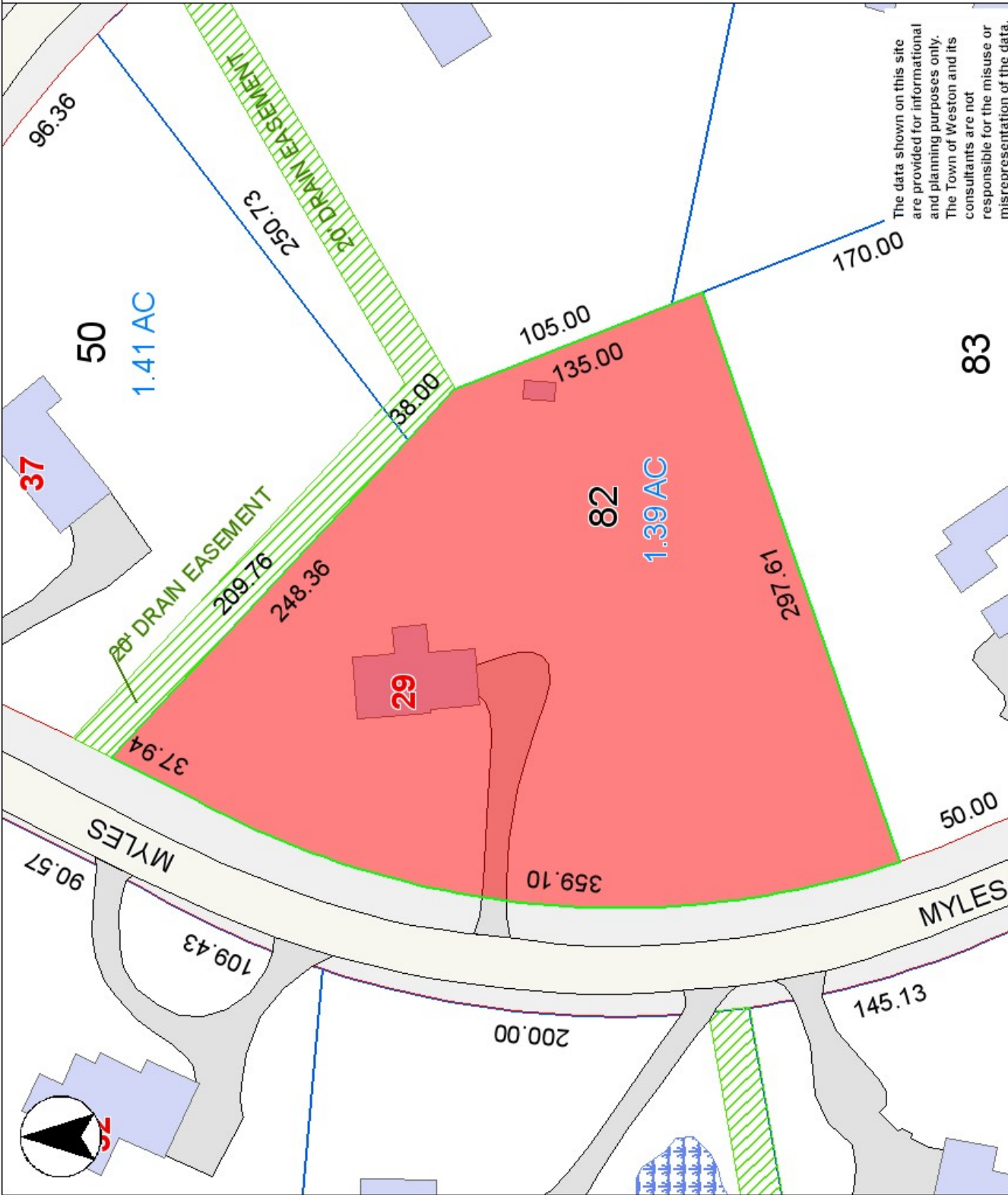
Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1966** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$1,023,900**
 Tax: **\$11662.2** Tax Year: **2011**
 Book: **1074** Page: **76**
 Cert:
 Zoning Code: **Res. A**
 Map: Block: Lot:



- Town Line
- Abutting Towns
- Sidewalks
- Railroads
- Railway
- Abandoned Railway
- Streams
- Stream
- Floodwall
- Ditch
- Buildings
- Parking Lots
- Paved Parking
- Unpaved Parking
- Driveways
- Paved Driveway
- Unpaved Driveway
- Roads
- Bridge
- Paved Road
- Unpaved Road
- Ponds and Rivers
- Retent
- Ponds
- Rivers and Streams
- Wet Areas
- Railroad ROWs
- Easements
- Easement
- Drainage Easement
- WFTA Easement
- CC Easement
- Public ROWs
- Private ROWs
- Parcels
- Parcels With Orthos
- Parcels



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