

MLS # 73128400 - Contingent - Pending P&S

Single Family - Detached



**3 Mentas Circle
Woburn, MA 01801
Middlesex County**

List Price: **\$1,259,000**

Style: **Colonial**
Color: **Brown**
Grade School: **Alavesta**
Middle School: **Kennedy**
High School: **Woburn High**
Approx. Acres: **8.84 (385,019 SqFt)**
Handicap Access/Features:
Neighborhood/Sub-Division: **Cody Tyler Estates**
Directions: **Main Street to Nichols to Poole St. Winter St. to Poole St to Mentas Circle**

Total Rooms: **10**
Bedrooms: **4**
Bathrooms: **3f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Remarks

WOW! This gorgeous custom built newer home checks off all the boxes! A breathtaking setting for this impeccably maintained 4 BR, 4 BA Colonial at the end of a cul-de-sac in a great location! Open floor plan 1st floor features chef's kitchen with prof grade Thermador/Bosch appliances, pot filler, tile backsplash, granite oversized island. FR with gas fireplace, stunning entertainer's LR/DR with wainscoting, bump outs, and columns. Rustic farmhouse style 6" H/W flooring throughout. Upstairs features large primary BR offering private bath with heated tile floor, oversized shower, double sinks and custom walk-in closet. 3 additional BR's laundry room with custom closet, bath with double sinks and tile bath surround. Recently finished lower level with a "moody vibe" offers wet bar, office and home gym areas, family room and full bath. Walk out to the serene, landscape Architect designed and fenced in yard abutting conservation for privacy galore. Close to highways, shopping and more!

Property Information

Approx. Living Area Total: **3,333 SqFt**
Approx. Above Grade: **2,558 SqFt**
Living Area Disclosures: **+ or - square footage**

Living Area Includes Below-Grade SqFt: **Yes**
Approx. Below Grade: **775 SqFt**

Living Area Source: **Other**

Heat Zones: **3 Forced Air, Heat Pump, Propane**
Parking Spaces: **4 Paved Driveway**
Disclosures:

Cool Zones: **3 Central Air**
Garage Spaces: **2 Attached**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X15	Flooring - Hardwood, Chair Rail
Dining Room:	1	12X14	Flooring - Hardwood, Chair Rail, Wainscoting
Family Room:	1	20X14	Fireplace, Ceiling - Cathedral, Wainscoting
Kitchen:	1	18X14	Flooring - Hardwood, Dining Area, Gas Stove, Lighting - Overhead
Main Bedroom:	2	22X22	Bathroom - Full, Ceiling Fan(s), Closet - Walk-in
Bedroom 2:	2	14X15	Flooring - Hardwood
Bedroom 3:	2	13X15	Flooring - Hardwood
Bedroom 4:	2	12X15	Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Flooring - Stone/Ceramic Tile
Bath 3:	B		-
Laundry:	2	6X9	Dryer Hookup - Dual, Washer Hookup
Exercise Room:	B		-
Office:	B		-
Sitting Room:	B		-
3/4 Bath:	B		-

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Medical Facility, Conservation Area, Highway Access, Public School**
Basement: **Yes Finished**
Beach: **No**
Construction: **Frame**
Electric: **200 Amps**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Shingles**
Exterior Features: **Porch, Deck, Patio, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Fenced Yard**
Flooring: **Wood, Tile**
Foundation Size: **9,999**
Foundation Description: **Poured Concrete**
Hot Water: **Propane Gas**
Insulation: **Blown In**
Interior Features: **Central Vacuum, Security System, Cable Available, Wetbar, Finish - Cement Plaster**
Lot Description: **Wooded, Paved Drive, Easements, Fenced/Enclosed**
Road Type: **Public, Cul-De-Sac**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, for Gas Dryer, for Electric Dryer, Washer Hookup, Icemaker Connection, Outdoor Gas Grill Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Home Own Assn: **No**
Lead Paint: **None**
UFFI: Warranty Features: **No**
Year Built: **2013** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$951,200**
Tax: **\$8,275** Tax Year: **2023**
Book: **61860** Page: **94**
Cert:
Zoning Code: **R-1**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2%**
Facilitator: **1%**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **FICO Realty Group** (781) 272-4073
Listing Agent: **Paula Fico** (617) 851-3241
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent, Lock Box, Appointment Required, Video Recording/Surveillance Device on Premises**
Showing: Facilitator: **Call List Agent, Lock Box, Appointment Required, Video Recording/Surveillance Device on Premises**
Special Showing Instructions: **Please text or email to schedule an appointment. Easy to show! Showings start immediately.**

Firm Remarks

OPEN HOUSE CANCELLED SELLER ACCEPTED AN OFFER!

Market Information

Listing Date: **6/22/2023**
Days on Market: Property has been on the market for a total of **2** day(s)
Expiration Date:
Original Price: **\$1,259,000**
Off Market Date:
Sale Date:
Offer Date: **6/23/2023** Days to Offer: **1**

Listing Market Time: MLS# has been on for **2** day(s)
Office Market Time: Office has listed this property for **2** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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