

263 Adams St
Milton, MA 02186-4232
Single Family

MLS #: 71524866	Status: Sold
List Price: \$2,175,000	Sale Price: \$2,100,000
List Date: 5/14/2013	Sale Date: 8/15/2013
Area: Milton Hill	Off Market Date: 5/17/2013
List\$/SqFt: \$286.94	Sold\$/SqFt: \$277.04
Days on Market (Total): 3	Days on Market (Office): 3
Neighborhood/Sub-Division: Milton Hill	

Property Features

Rooms: 11	Style: Contemporary, Shingle
Bedrooms: 5	Type: Detached
Baths: 4f 2h	Apprx Acres: 0.92
Master Bath: Yes	Apprx Lot Size: 40036 sq.ft.
Fireplaces: 2	Apprx Living Area: 7580 sq.ft.
Year Built: 1987	Foundation Size: irregular (Poured Concrete)
Color:	Garage: 3 Attached, Garage Door Opener, Storage
Parking: 4 Off-Street, Paved Driveway	
Handicap Access/Features:	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box, Dining Area, Countertops - Stone/Granite/Solid
Master Bedroom:	2		Skylight, Ceiling - Cathedral, Flooring - Hardwood
Bedroom 2:	2		Bathroom - Full, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Hardwood
Bedroom 4:	2		Flooring - Hardwood
Bedroom 5:	2		Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Countertops - Stone/Granite/Solid, Remodeled
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub, Remodeled, Steam / Sauna
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Laundry:	1		Flooring - Stone/Ceramic Tile, Pantry
Bathroom:	B		Bathroom - Full, Bathroom - With Tub & Shower
Bathroom:	2		Bathroom - Half
Foyer:	1		Ceiling - Cathedral, Flooring - Hardwood, Balcony - Interior
Game Room:	B		Flooring - Wall to Wall Carpet, Cabinets - Upgraded, Cable Hookup, Open Floor Plan, Recessed Lighting, Remodeled
Library:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting
Exercise Room:	B		Bathroom - Full, Flooring - Wall to Wall Carpet, Exterior Access, Recessed Lighting

Features & Other Information

Basement: **Yes Full, Finished, Walk Out, Interior Access**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **Please ask Realtor for list.**
 Exterior: **Shingles, Wood**
 Exterior Features: **Deck, Patio, Pool - Inground, Storage Shed, Professional Landscaping, Sprinkler System, Fenced Yard, Gazebo**
 Heating: **Forced Air, Gas**
 Interior Features: **Security System, Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **This includes superbly finished lower level (2518 square feet.)**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof: **Wood Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Remarks

Top-of-the-line property on fabled Adams Street. Extraordinary design and condition for this sophisticated shingle-style home loaded with comfort and good taste. Octagonal front porch leads from foyer to french doors opening to deck, lawn and lovely gardens which give sheltering privacy to the home. 18' ceiling in family room with tall windows at either end. Library with pocket doors, 5th bedroom now used as office game room. Cedar roof. Lap pool, gazebo, wells, 3 car garage. A treat to see

Tax Information

2012 Taxes: \$23412	Assessment: \$1,631,500	Cert: 62196	Zoning Code: RA
Pin #: M:F B:015 L:7		Map: Block: Lot: Book: 27799	Page: 2

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