



MLS # 72913636 - Active
Single Family - Detached

489 Worcester St
Wellesley, MA: Wellesley Hills, 02481-4926
Norfolk County
 Style: **Colonial**
 Color: **Brown**
 Grade School: **WPS**
 Middle School: **WMS**
 High School: **WHS**
 Handicap Access/Features:
 Directions: **Route 9 Westbound Just after Cliff Road.**

Auction: \$0 min. bid
 Auction Date: **11/14/2021**

Total Rooms: **13**
 Bedrooms: **6**
 Bathrooms: **4f 1h**
 Master Bath: **Yes**
 Fireplaces: **4**

Remarks

Attention Buyers, Contractors, Developers! This 1890 antique brick home is sited on a gorgeous 1.59± acre lot. The home currently features 13 rooms, 6 BR, 4 Baths and 6 FP. PROPERTY POSSIBILITIES: SMALL TOWN HOUSE CLUSTER 6± UNITS; REZONE SR10 CLUSTER DEVELOPMENT 40B. Auction, SUNDAY, NOV 14, 2021 AT 11:00 AM AT THE PROPERTY. Terms of Sale: A deposit of \$50,000 by certified or bank check will be required at time & place of sale. Deposit to be increased to 5% of total purchase price within 3 business days. All other terms to be announced at time of sale. Buyers to do own due diligence. NO INSPECTION CONTINGENCY. NO FINANCING CONTINGENCY. NO REPRESENTATIONS; NO WARRANTIES. "AS IS" SALE OF REAL PROPERTY. There are also 5 finished rooms on the 2nd and 3rd floors of the Carriage House. 2 BR, LR, DR, Kitchen and Bath. OPEN HOUSE SATURDAY, NOV. 13, 1 PM TO 2 PM. SUNDAY, NOV. 14, 10 AM. Please remember to have your buyers bring their \$50,000 certified check on Sunday, Nov. 14 to bid.

Property Information

Approx. Living Area: **5,714 Sq. Ft.** Approx. Acres: **1.59 (69,348 Sq. Ft.)** Garage Spaces: **3 Detached**
 Living Area Includes: Heat Zones: **Steam, Oil** Parking Spaces: **10 Off-Street, Paved Driveway**
 Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:
 Living Area Disclosures:
 Disclosures: **Brokers Must Complete Buyer Broker Registration Form For Their Buyers.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X16	Fireplace, Flooring - Hardwood
Dining Room:	1	18X16	Fireplace, Flooring - Hardwood
Family Room:	1	16X16	Fireplace, Flooring - Hardwood
Kitchen:	1	14X14	-
Master Bedroom:	2	17X16	Bathroom - Full, Flooring - Hardwood
Bedroom 2:	2	11X21	Flooring - Hardwood
Bedroom 3:	2	12X14	Flooring - Hardwood
Bedroom 4:	2	12X14	Flooring - Hardwood
Bedroom 5:	2	13X9	Flooring - Hardwood
Bath 1:	1	6X6	Bathroom - Half
Bath 2:	2	6X7	Bathroom - Full
Bath 3:	2	8X7	Flooring - Stone/Ceramic Tile
Laundry:	1	11X8	Dryer Hookup - Electric, Washer Hookup
Foyer:	1	5X6	Flooring - Hardwood
Sun Room:	1	11X21	Fireplace, Flooring - Stone/Ceramic Tile
Sun Room:	1	10X14	Flooring - Stone/Ceramic Tile
Sitting Room:	2	18X18	Fireplace, Flooring - Hardwood
Office:	2	12X10	Flooring - Hardwood
Center Hall:	2	17X17	Flooring - Hardwood

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Highway Access, Public School, T-Station**
 Basement: **Yes Full**
 Beach: **No**
 Electric: **110 Volts, 220 Volts, Fuses, Circuit Breakers, 100 Amps**
 Exterior: **Brick**
 Flooring: **Wood**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**

Other Property Info

Disclosure Declaration: **No**
 Exclusions: **Foyer Chandelier, Kitchen Chandelier.**
 Facing Direction: **South**
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1890** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Interior Features: **Security System, Cable Available**
Lot Description: **Cleared**

Short Sale w/Lndr. App. Req.: **No**
Lender Owned: **Undisclosed**

Road Type: **Public**
Roof Material: **Slate**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Tax Information

Pin #: **M:074 R:032 S:**
Assessed: **\$1,386,000**
Tax: **\$16,286** Tax Year: **2021**
Book: **28399** Page: **221**
Cert:
Zoning Code: **SR20**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **2**
Compensation Based On: **Gross/Full Sale Price**

Auction Information

Deposit Required: **\$50,000**
Buyer's Premium: **No**
Seller's Confirmation/Reserve: **Yes**
Abbreviated Terms:

Office/Agent Information

Listing Office: **Stanley J. Paine Co, Inc. (617) 731-4455**
Listing Agent: **Stanley J. Paine (617) 201-5242**
Team Member(s): **Stanley J. Paine (617) 201-5242**
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Auction**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Office, Call List Agent**
Showing: Facilitator: **Call List Office, Call List Agent**
Special Showing Instructions:

Market Information

Listing Date: **10/28/2021**
Days on Market: Property has been on the market for a total of **10** day(s)
Expiration Date:
Original Price: **\$0**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **10** day(s)
Office Market Time: Office has listed this property for **10** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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Market History for 489 Worcester St, Wellesley, MA: Wellesley Hills, 02481-4926

MLS #	Date			DOM	DTO	Price
72913636	10/28/2021	Listed for \$0	min. bid Auction	Stanley J. Paine	10	\$0
Market History for Stanley J. Paine Co, Inc. (NB1398)				10		
Market History for this property				10		













