



## 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.**

Living Area Includes:

Approx. Acres: **1.59 (69,348 Sq. Ft.)**

Heat Zones: **Steam, Oil**

Garage Spaces: **3 Detached**

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

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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		



















