



**MLS # 72869567 - New
Single Family - Detached**

**35 Parker Rd
Shirley, MA 01464
Middlesex County**

List Price: **\$525,000**

Style: **Colonial**
Color: **Tan**
Grade School: **Lura A. White**
Middle School: **Ayer-Shirley**
High School: **Ayer-Shirley**
Handicap Access/Features: **No**

Total Rooms: **12**
Bedrooms: **4**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Directions: **House number is hard to see, the driveway is gravel.**

Remarks

Perfect house for entertaining in this spacious 4 bedroom 2.5 bath colonial on over an acre of land. Welcoming foyer w/ a formal family room to the left w/ decorative crown molding & hardwood floors. To the right is a beautiful dining room w/ hardwood floors & decorative chair rail & crown molding. The kitchen opens to an eat-in kitchen w/ an island that can seat 4 & a slider out to the deck & level backyard. Next to the kitchen is a grand front-to-back living room w/ vaulted ceilings & gas fireplace. Down the hall, a 1/2 bath, laundry room & oversized 2 car garage w/ 9-foot doors, high ceilings, & work area. On the second floor, 3 bedrooms share a full bathroom w/ a tub, shower & double sink vanity. Luxurious master suite w/ private bathroom complete w/ a shower stall, jetted tub & double sink vanity. A bonus room attached can be used as a dressing room, gym or office and leads to the walk-in closet. Walk-up attic & large full basement, great for accessible storage. Welcome Home!

Property Information

Approx. Living Area: **2,465 Sq. Ft.** Approx. Acres: **1.11 (48,195 Sq. Ft.)** Garage Spaces: **2 Attached, Storage, Work Area, Side Entry**
Living Area Includes: Heat Zones: **2 Forced Air, Oil** Parking Spaces: **8 Off-Street**
Living Area Source: **Public Record** Cool Zones: **0 Other (See Remarks)** Approx. Street Frontage:
Living Area Disclosures: **Dimensions are approximate. All above grade.**
Disclosures: **Central Air is broken, condensers need to be replaced. Carpets need to be stretched or replaced.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	23X14	Fireplace, Ceiling - Vaulted, Flooring - Wall to Wall Carpet
Dining Room:	1	14X14	Flooring - Hardwood, Chair Rail, Crown Molding
Family Room:	1	14X13	Flooring - Hardwood, Crown Molding
Kitchen:	1	15X11	Flooring - Hardwood, Kitchen Island, Deck - Exterior, Recessed Lighting
Master Bedroom:	2	17X14	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 2:	2	14X14	Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 3:	2	13X14	Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 4:	2	6X12	Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2	9X15	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Flooring - Stone/Ceramic Tile, Window(s) - Picture, Jacuzzi / Whirlpool Soaking Tub
Laundry:	1	7X9	Flooring - Stone/Ceramic Tile, Main Level
Exercise Room:	2	15X12	Skylight, Flooring - Wall to Wall Carpet

Features

Appliances: **Range, Dishwasher, Refrigerator**
Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Laundromat, Conservation Area, Public School**
Basement: **Yes Full, Interior Access, Bulkhead, Radon Remediation System, Exterior Access**
Beach: **No**
Exterior: **Vinyl**
Exterior Features: **Deck**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Lot Description: **Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Range, Generator Connection**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions: **Washer, dryer, generator, basement refrigerator and freezer.**
Facing Direction: **West**
Home Own Assn: **No**
Lead Paint: **None, Unknown**
UFFI: **Unknown** Warranty Features:
Year Built: **2003** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$423,700**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Tax: **\$7,003.76** Tax Year: **2021**

Book: **49168** Page: **578**

Cert:

Zoning Code: **R-1**

Map: **0071** Block: **000B** Lot: **002-1**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**

Facilitator: **1.0**

Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Keller Williams Realty Boston Northwest**  (978) 369-5775

Listing Agent: **Heather Murphy & Team (978) 413-2284**

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: **Appointment Required**,  **Schedule with ShowingTime or Call 888-627-2775**

Showing: Facilitator:  **Schedule with ShowingTime or Call 888-627-2775**

Special Showing Instructions: **Those not vaccinated please wear a mask.**

Market Information

Listing Date: **7/21/2021**

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date:

Original Price: **\$525,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)

Office Market Time: Office has listed this property for **1** day(s)

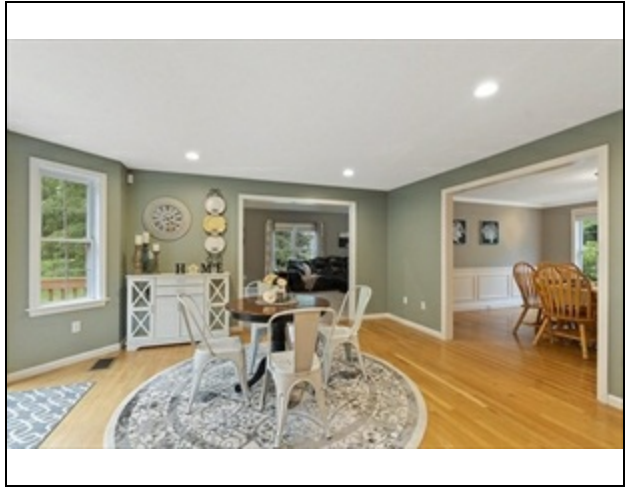
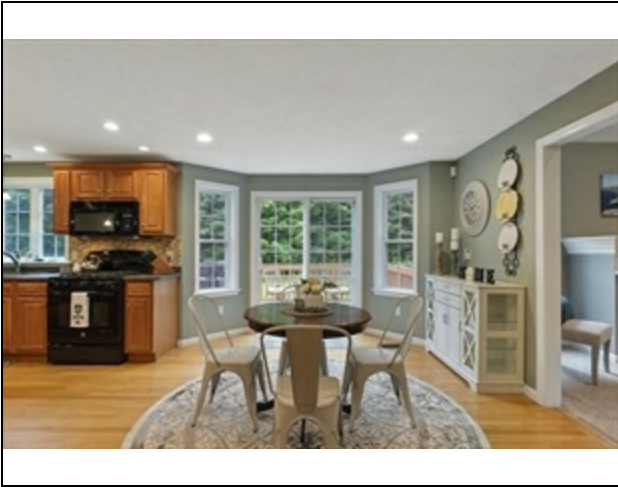
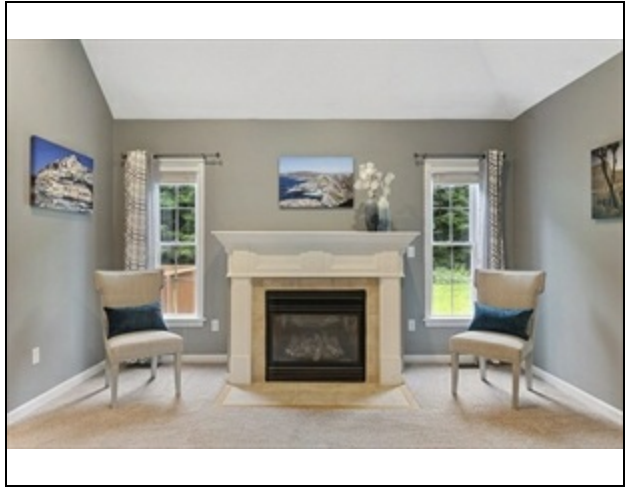
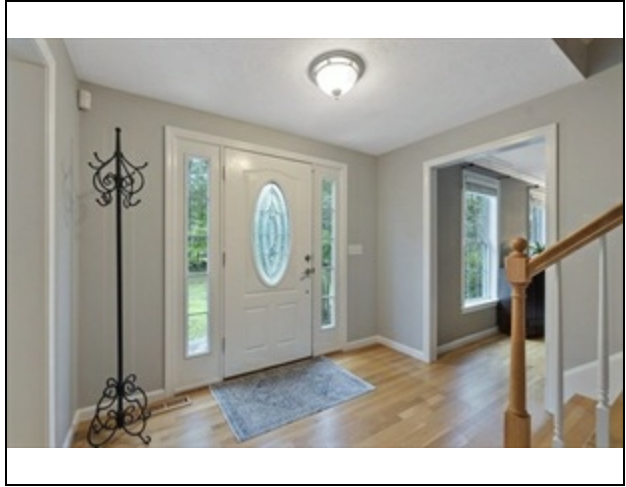
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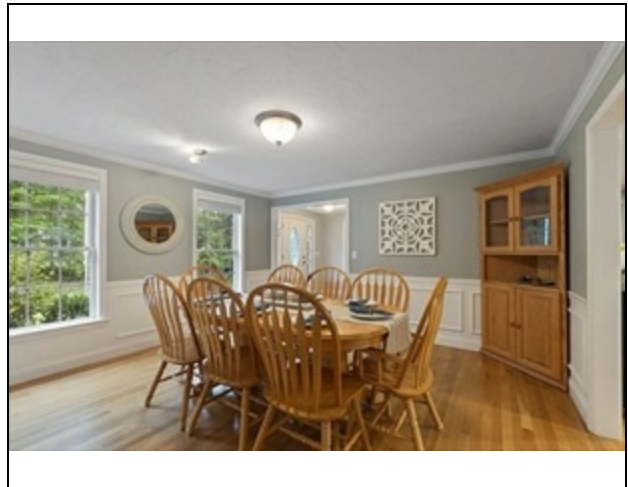
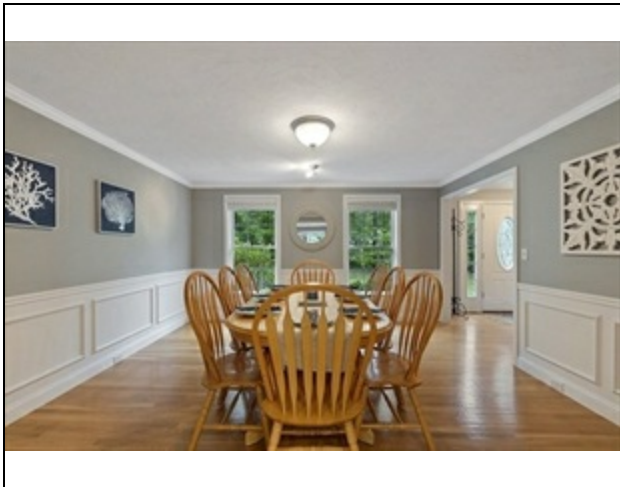
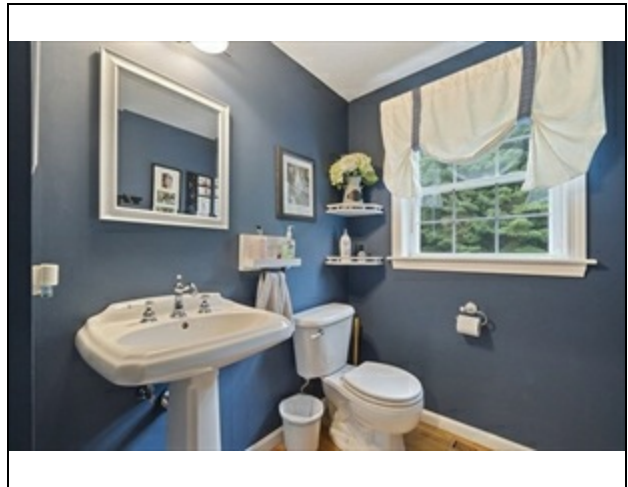
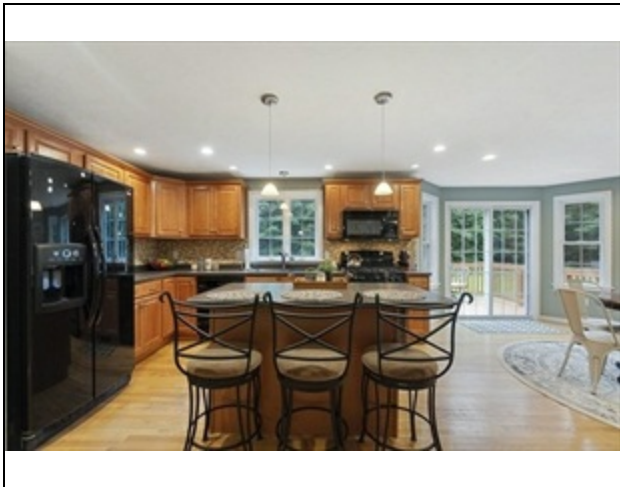
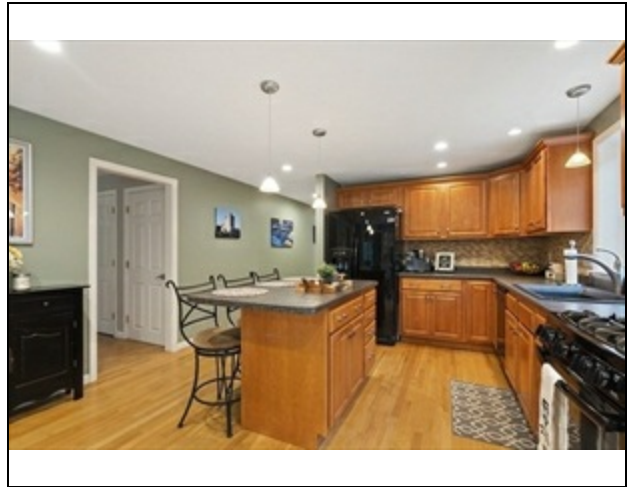
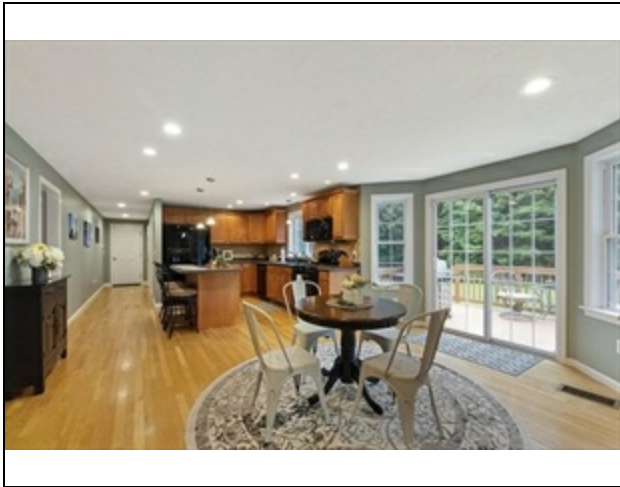
Seller Concessions at Closing:

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Market History for 35 Parker Rd, Shirley, MA 01464

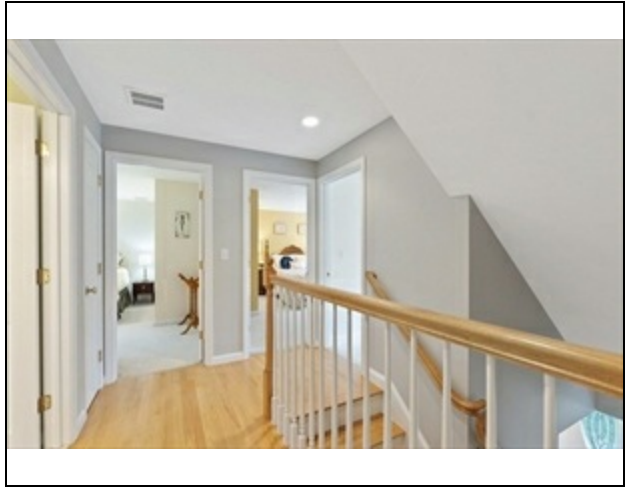
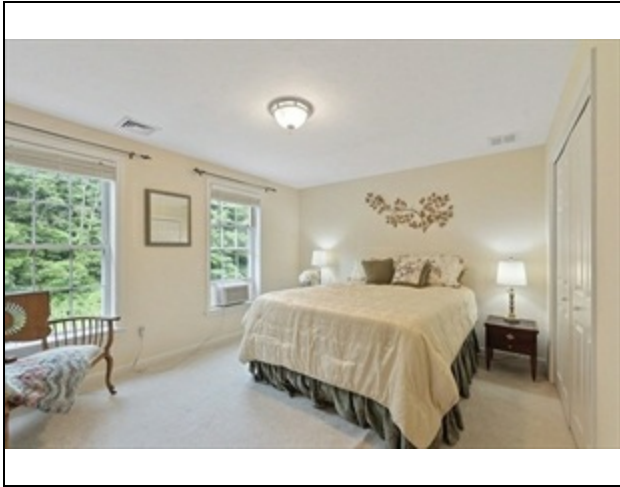
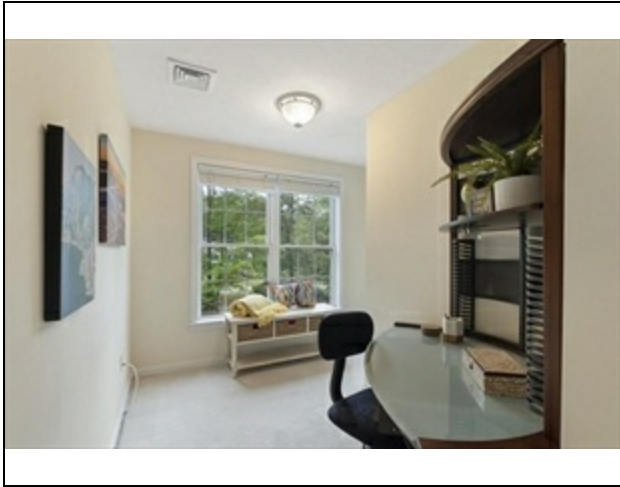
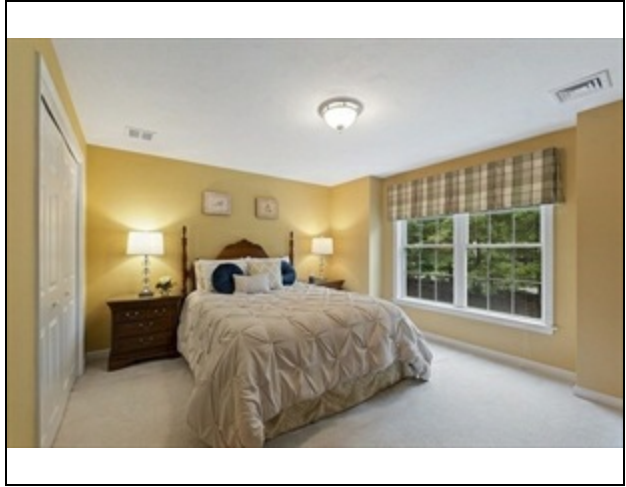
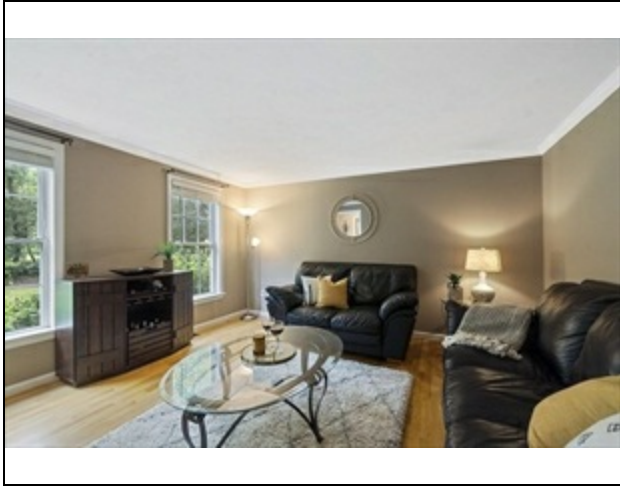
MLS #	Date			DOM	DTO	Price
72869567	7/21/2021	Listed for \$525,000	Heather Murphy & Team	1		\$525,000
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Market History for this property				1		

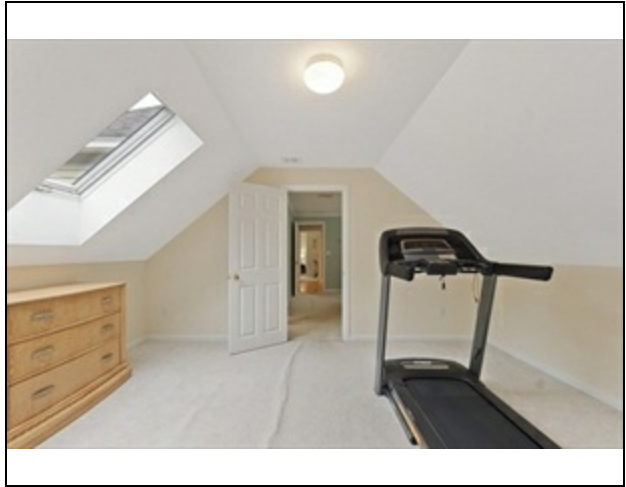
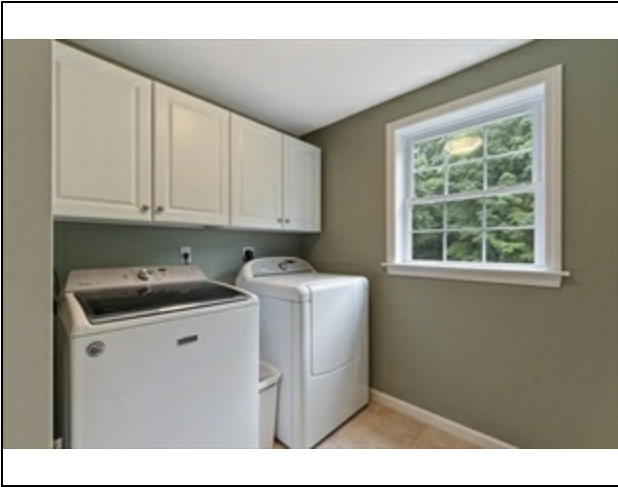
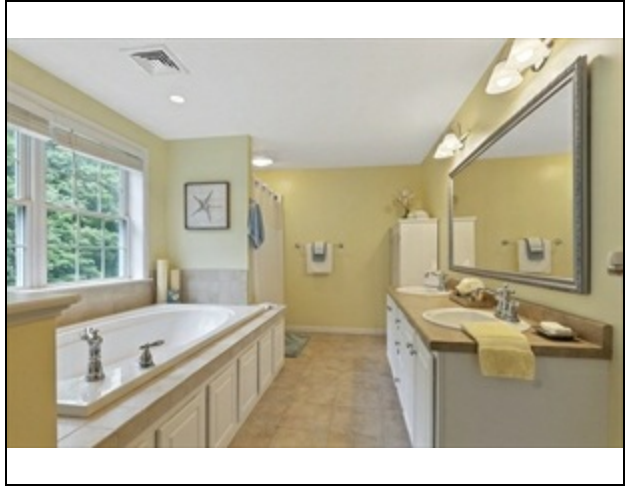




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