



Barn

MLS # 72062623 - New Single Family - Detached

13 Spaulding Road
Shirley, MA 01464
Middlesex County

List Price: **\$674,900**

Style: **Colonial, Antique, Farmhouse**
Color: **White**
Grade School: **Shirley Element**
Middle School: **Ayer-Shirley**
High School: **Ayer-Shirley**
Handicap Access/Features:
Directions: **Townsend Road to Spaulding Road. Property on right.**

Total Rooms: **14**
Bedrooms: **5**
Bathrooms: **4f 1h**
Master Bath: **Yes**
Fireplaces: **6**

Remarks

Welcome to Hickory Farm. This quintessential country homestead with legal apartment is set amidst a tranquil 7.47 acres and abuts conservation land with trail access. The 3-stall Circle B Barn was built in 2008 and boasts a heated tack & grain room, stairway to loft and direct turnout from each stall. Combined with the fenced paddocks and outdoor riding arena, the equestrian is sure to be delighted. The finely appointed & gracious home has undergone substantial renovations from energy efficient windows, central air, Generac generator to updated bathrooms, working fireplaces and gourmet kitchen. The separate apartment offers the potential of rental income or is ideal for multi-generational households. Exterior features include tree lined circular driveway, established fruit trees, meandering perennial gardens, small pond and detached 2-car garage with loft. Move-in ready condition. Conveniently located w/close proximity to Rte 2 and easy access to Rte 495, Boston and beyond.

Property Information

Approx. Living Area: **4,803 Sq. Ft.**

Approx. Acres: **7.47 (325,393 Sq. Ft.)**

Garage Spaces: **2 Detached, Storage, Work Area**

Living Area Includes:

Heat Zones: **3 Central Heat, Forced Air, Oil, Propane**

Parking Spaces: **10 Off-Street, Stone/Gravel**

Living Area Source: **Public Record**

Cool Zones: **2 Central Air**

Approx. Street Frontage: **300 Ft.**

Living Area Disclosures: **Includes legal apartment**

Disclosures: **Year Built 1806 per Historic Society.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	26X15	-
Dining Room:	1	18X14	-
Family Room:	1	21X19	-
Kitchen:	1	18X14	-
Master Bedroom:	2	17X14	-
Bedroom 2:	2	17X12	-
Bedroom 3:	2	18X15	-
Bedroom 4:	2	12X10	-
Bedroom 5:	1	12X10	-
Bath 1:	1		-
Bath 2:	1		-
Bath 3:	2		-
Laundry:	1	14X14	-
Accessory Apt.:	1		-

Features

Appliances: **Microwave, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR**

Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 100 Amps, 200 Amps**

Energy Features: **Insulated Windows, Storm Windows, Insulated Doors, Storm Doors, Prog. Thermostat, Backup Generator**

Exterior: **Clapboard, Wood**

Exterior Features: **Porch - Enclosed, Porch - Screened, Barn/Stable, Paddock, Fenced Yard, Fruit Trees, Garden Area, Horses Permitted, Stone Wall, Other (See Remarks)**

Flooring: **Wood, Tile, Hardwood, Stone / Slate**

Foundation Size:

Foundation Description: **Poured Concrete, Granite, Irregular**

Hot Water: **Oil, Tank, Separate Booster**

Insulation: **Fiberglass, Mixed, Fiberglass - Batts**

Interior Features: **Central Vacuum, Security System, Cable Available**

Lot Description: **Cleared, Farmland, Fenced/Enclosed, Gentle Slope, Level, Scenic View(s), Other (See Remarks)**

Road Type: **Public, Paved, Publicly Maint.**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Not Done**

Terms: **Contract for Deed**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**

Water Utilities: **Private Water**

Waterfront: **No**

Water View: **Yes Pond, Private, Walk to**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1806** Source: **Public Record**

Year Built Description: **Approximate, Renovated Since**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$594,800**

Tax: **\$9,820** Tax Year: **2016**

Book: **51573** Page: **254**

Cert: **00135418**

Zoning Code: **RR**

Map: **0118** Block: **000A** Lot: **002-1**

Office/Agent Information

Office: Equine Homes Real Estate, LLC (800) 859-2745 Ext. 704

Agent: Sally E. Mann (603) 562-6088

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Barn



Exterior - Front



Street View



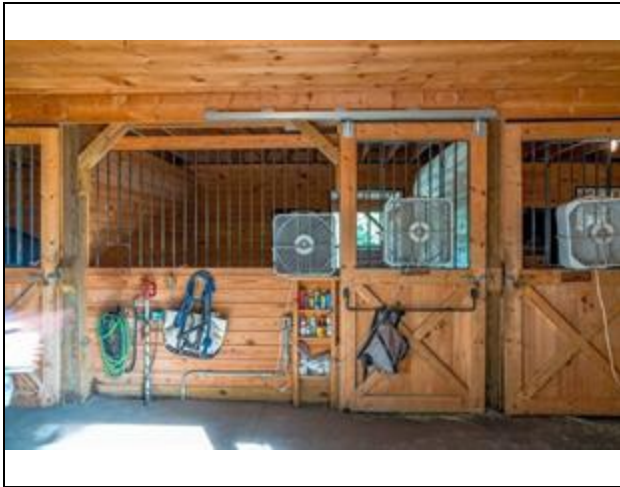
Aerial View



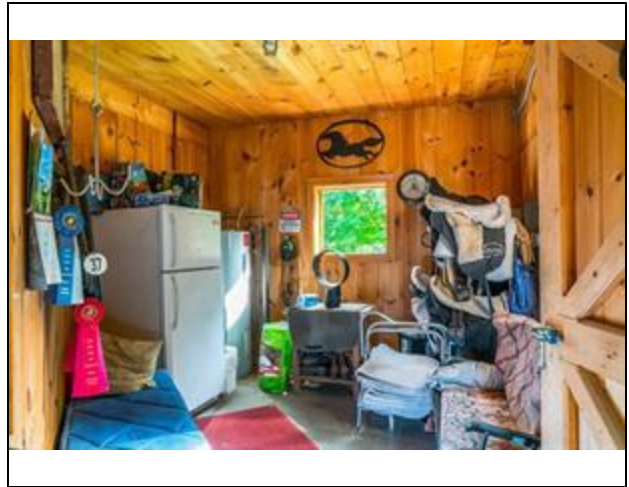
Barn



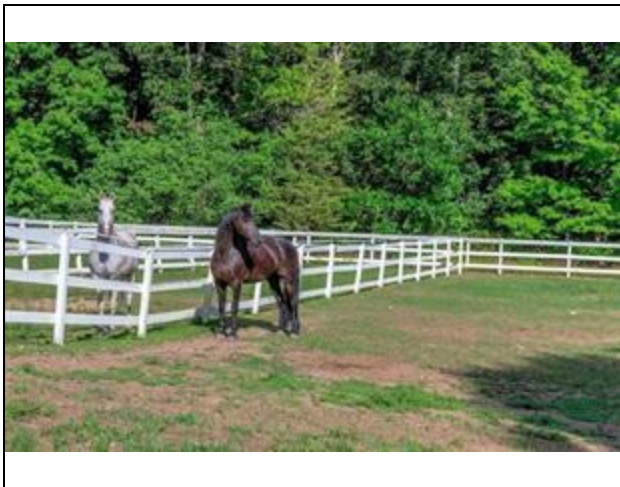
Barn



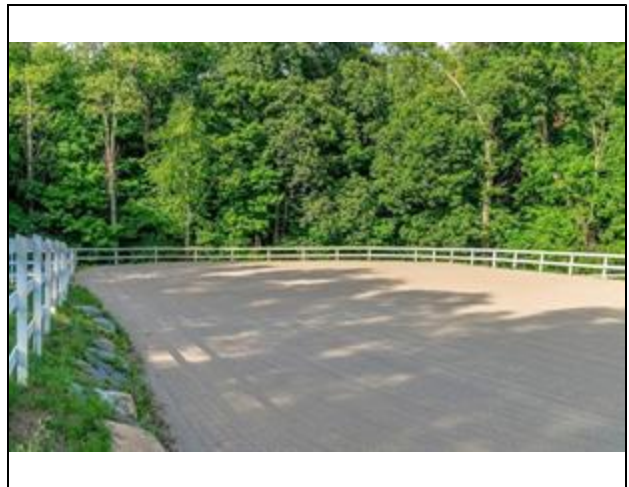
Stables



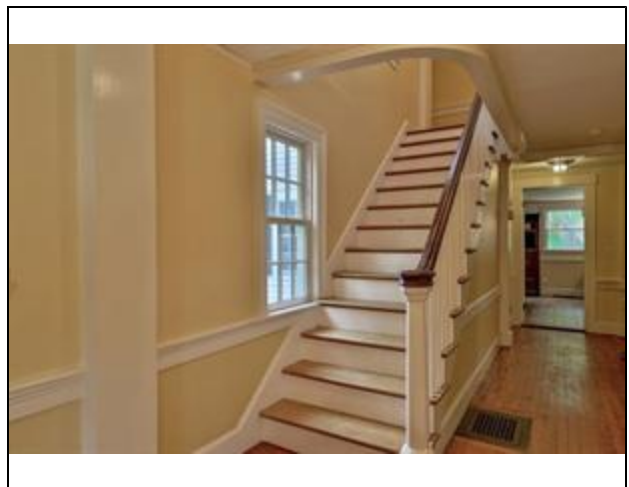
Barn



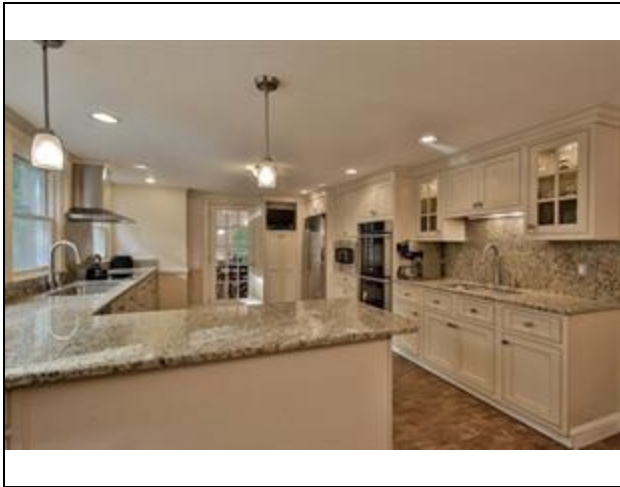
Paddock



Exterior - Back



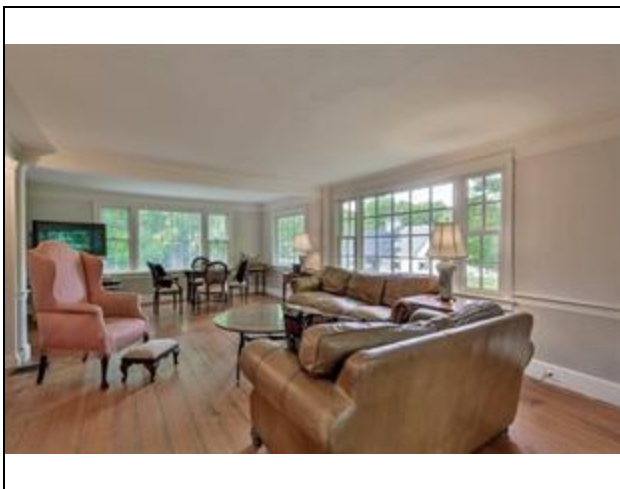
Front Hall



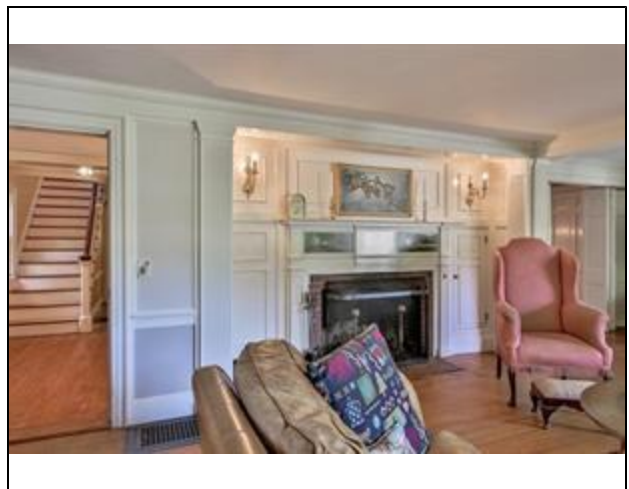
Kitchen



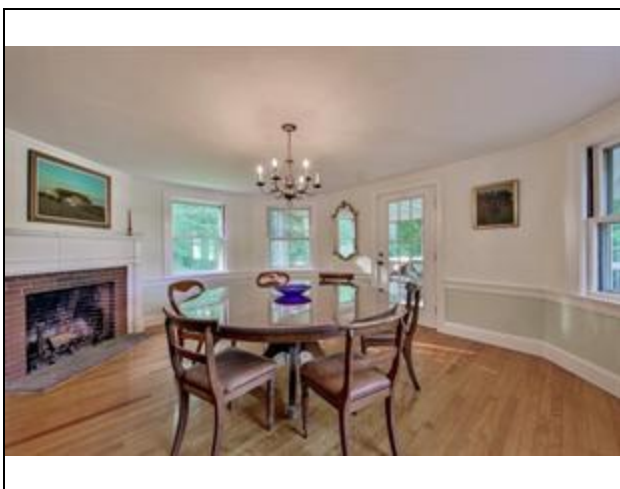
Kitchen



Living Room



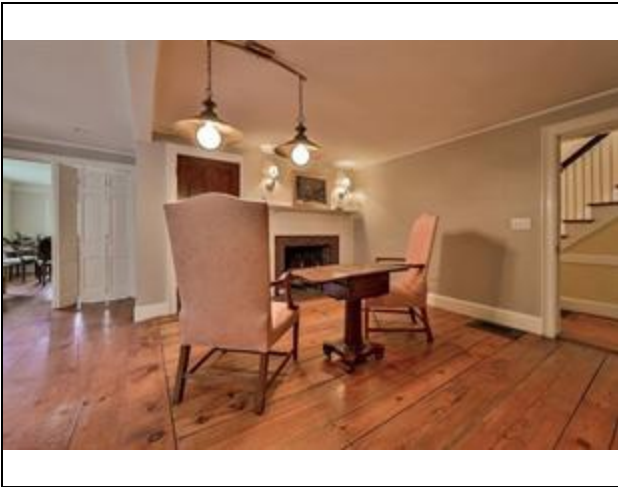
Living Room



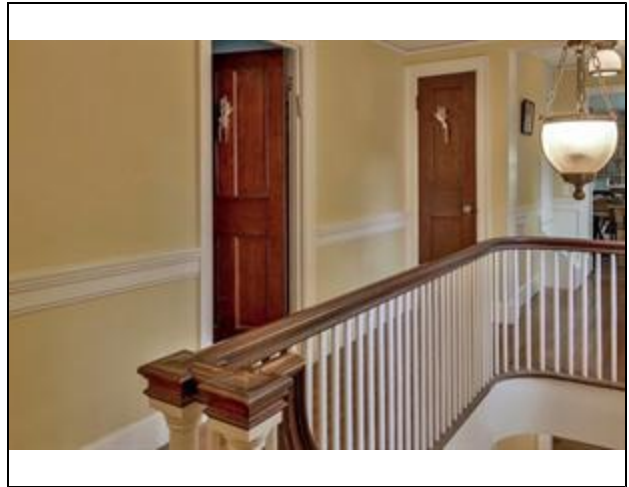
Dining Room



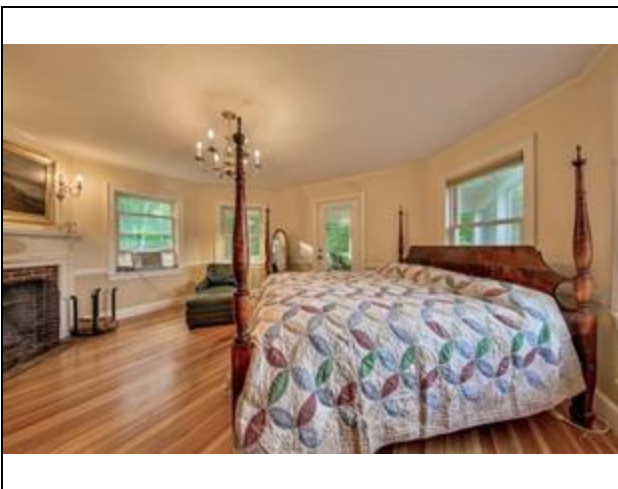
Screened Porch



Sitting Room



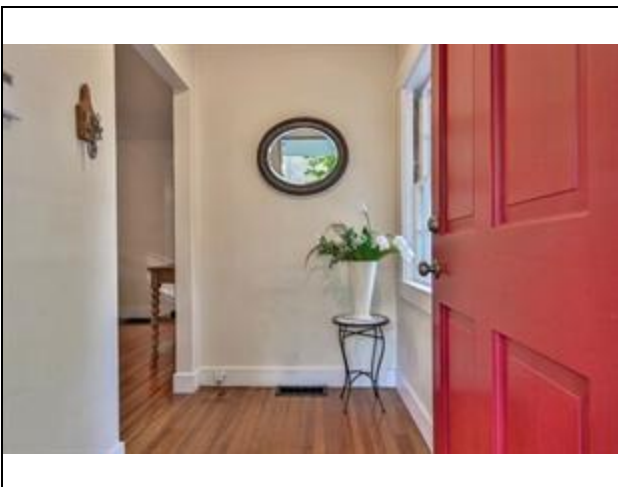
Staircase



Master Bedroom



Screened Porch



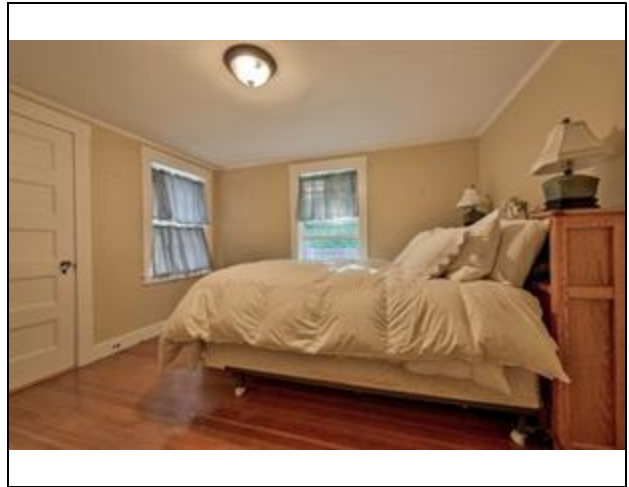
Accessory Apartment



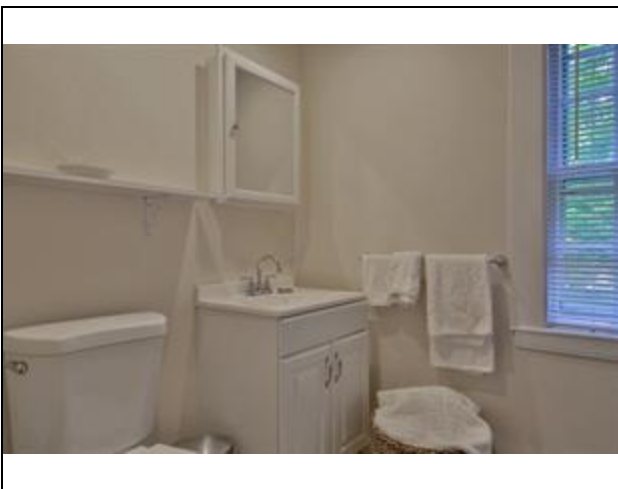
Accessory Apartment



Accessory Apartment



Accessory Apartment



Accessory Apartment



Paddock



Garage



Yard - Back