
Fw: 253 Middleboro Rd Freetown/Sellers List of Upgrades/Updates/Features

From Tracy Shand <tshand@jackconway.com>

Date Fri 10/11/2024 3:54 PM

To Tracy Shand <tshand@jackconway.com>

From: Tracy Shand <tracyshand@msn.com>

Sent: Friday, October 11, 2024 3:24 PM

To: Tracy Shand <tshand@jackconway.com>

Subject: 253 Middleboro Rd Freetown/Sellers List of Upgrades/Updates/Features

Custom Designed by E Warman (nuclear engineer) with 2X6 construction and Clear-grain/premium grade/without knots cedar plank tongue-n-groove vertical siding with teak stain on exterior

(Original architectural renderings will transfer with the home and are available for viewing upon request)

34X14 original lakeside 2-room cabin grants opportunities for yoga, Glamping or art studio (finished interior with electric; no heat or water service but could be converted for more living area)

On water's edge: screened gazebo, boat dock, water-side concrete patio, ramp for direct lake access and its own sandy beach area. Please ask about boat lift and pontoon boat availability.

Glass-enclosed patio for 3-season-use approx. 40x14 with lovely garden and water views

40FT multi-tiered entertaining deck with spectacular water views

Setback 200FT from the road on paved driveway lined by carriage lights and ample parking for 12 cars

New Kitchen 2012: stone counters, deep-rich wood custom cabinetry, bar w/wine fridge, custom tumbled marble backsplash

Dishwasher 2020

Washer/Dryer 2017 in kitchen pantry closet across from ½ bath

MASS Save Initiative:

Buderus high-efficiency FHW by oil heating system and high-efficiency water heater 2013

A/C Central Air 2019

Anderson Sliding Glass Doors and Circle-Top Window 2010

New front entry door 2010

Thermal technology skylights 2010

City water service and

Septic System is Title V compliant, inspected and certified for a flow rate of 330 gallons per day/6 occupants. Leaching field was upgraded/replaced in approx. 2002

Gas Fireplace 2014 with custom bookcase/cabinet surround

Roof: Landmark TL 30YR warranty/ color is 'ReSawn Shake'/ heavy duty, high wind resistant shingle
2004 Main House and Leaf Guard Gutter System also installed
2018 Garage/ 2019 Cottage-shed

Primary Bedroom: Spa Bathroom with double vessel sinks, granite, ceramic plank floor, heated tiled shower room and 6FT deep-soak tub with custom-surround 2014

Electric Service Update 2005

Landscaping Architect and Garden Beds 2009-2010

Smart technology to adjust the thermostats from a phone app

Ring security camera with remote control from a phone app

Pristine hardwoods throughout the main level and new carpeting in bedrooms

Custom spiral floating staircase crafted by a Maine artisan with banisters curved from one piece of oak, weeks to complete

Custom hand-painted Art Deco chandelier in the vaulted foyer with extra glass globes in case you need to replace any

Dedicated Office on main level

Primary Bedroom is one side of 2nd floor and is completely private. It has walk-in closet and a Juliet balcony with gorgeous tree-top and water views

Detached 30X30 2-story garage has its own electric service & electric bill, separate entrance to 900SF finished/heated/cooled room above for potential ADU in accord with recent Mass Gen Law **c. 40A Sections 1A and 3.**

Tracy Shand, SRES

Property Transfer Consultant

Jack Conway Realtors 508-692-4091 24/7

Your referrals for my services are appreciated. Dedicated to helping you!