

MLS # 73277812 - New
Single Family - Detached

71 Warren Road
Ashland, MA 01721
Middlesex County

List Price: **\$599,000**

Style: **Cape**
Color: **White**
Grade School: **Warren**
Middle School: **Ashland**
High School: **Ashland**
Approx. Acres: **1.54 (67,082 SqFt)**
Handicap Access/Features: **No**
Directions: **Take Route 135 to Main Street -- Go up the hill, and make a right onto Warren Road.**

Total Rooms: **8**
Bedrooms: **3**
Bathrooms: **1f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Here is a fabulous opportunity to bring your remodeling and decorating ideas to this very solid house and make it your own. This 3 bedroom, 1.5 bath Cape style home has been in the same family for over 60 years. Situated on a beautiful lot, consisting of 1.54 acres in a very nice neighborhood setting. Property abuts State-owned conservation land which contains Ashland reservoir, Ashland State Park that has hiking trails, biking, boating, swimming and fishing. Features include New economical gas furnace and New gas hot water heater installed in 2023, and the architectural grade roof in 2011. Huge formal living room w/woodburning fireplace and large bow window flows from the dining room. Up a few stairs you'll find full bath, primary bedroom and 2 other bedrooms, all w/beautiful hardwood floors. Large family room on the ground level w/1/2 bath, access to the garage. Walk-up attic is passively heated, offers so much potential. Basement for storage and work area. Great commuter location.

Property Information

Approx. Living Area Total: **1,549 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Measured**
Approx. Above Grade: **1,549 SqFt** Approx. Below Grade:
Living Area Disclosures: **There is a walk-up attic, Bonus room. That is passively heated**

Heat Zones: **1 Central Heat, Forced Air, Gas** Cool Zones: **1 Central Air**
Parking Spaces: **7 Off-Street, Paved Driveway** Garage Spaces: **1 Attached, Under**
Disclosures: **Washer/Dryer and all appliances included. ** Dishwasher does not work. ** House is being sold "As is."**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X13	Fireplace, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box, Main Level
Dining Room:	1	11X11	Flooring - Wall to Wall Carpet, Main Level
Family Room:		16X13	Flooring - Vinyl, Lighting - Overhead
Kitchen:	1	12X11	Flooring - Stone/Ceramic Tile, Main Level, Lighting - Overhead
Main Bedroom:	2	14X12	Closet, Flooring - Hardwood
Bedroom 2:	2	10X14	Closet, Flooring - Hardwood
Bedroom 3:	2	9X12	Closet, Flooring - Hardwood
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Bonus Room:	3	23X13	Closet, Flooring - Vinyl, Attic Access, Lighting - Overhead

Features

Appliances: **Range, Wall Oven, Disposal, Countertop Range, Refrigerator, Freezer, Washer, Dryer, Freezer - Upright**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, House of Worship, Private School, Public School, T-Station**
Basement: **Yes Partial, Interior Access, Concrete Floor, Unfinished Basement**
Beach: **No**
Construction: **Frame**
Electric: **110 Volts, 220 Volts, Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows, Storm Doors**
Exterior: **Shingles**
Exterior Features: **Gutters, Screens**
Flooring: **Tile, Vinyl, Wall to Wall Carpet, Hardwood**
Foundation Size: **0**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Insulation: **Fiberglass, Unknown**
Interior Features: **Cable Available, Walk-up Attic**
Lot Description: **Wooded, Paved Drive, Gentle Slope**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Passed**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Green Certified: **No**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built: **1962** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$559,700**
Tax: **\$7,410** Tax Year: **2024**
Book: **01124** Page: **168**
Cert:
Zoning Code: **R1**
Map: **020.0** Block: **0265** Lot: **0000.0**

Compensation

Sub-Agency: **Not Offered** Buyer's Broker: **Not Offered**
Facilitator: **Not Offered**
Compensation Based On: **Compensation Not Offered**