



**MLS # 73373921 - New  
Single Family - Detached**

**26 Waterville Ln  
Shrewsbury, MA 01545  
Worcester County**

List Price: **\$1,250,000**

Style: **Colonial**  
Color:  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.5 (21,585 SqFt)**  
Handicap Access/Features:  
Directions: **GPS**

Total Rooms: **9**  
Bedrooms: **4**  
Bathrooms: **3f 1h**  
Main Bath: **Yes**  
Fireplaces: **1**  
Approx. Street Frontage:

**Exceptional Colonial by Brandon's in Shrewsbury's desirable Southwoods! This 4-bed, 3.5-bath home welcomes you with a warm, inviting foyer and offers formal living, dining rooms, and a private first-floor office. The sun-filled family room offers cathedral ceilings, skylight, gas fireplace, and dual sliders to a low-maintenance composite deck. The gourmet kitchen includes custom cabinetry, granite counters, stainless steel appliances with gas range, center island, pantry, and breakfast nook. Upstairs, the spacious primary suite has a walk-in closet and spa-like bath. Three additional bedrooms and a full bath with double vanity complete the 2nd level. The finished walk-out basement offers a family area, kitchenette, bonus room, full bath, and ample storage, ideal for guests or extended stays. A beautiful stone patio enhances outdoor entertaining on a spacious backyard. Gas heat, central air, 2-car garage and many more to list. Don't miss opportunity to own this beautiful home.**

**Property Information**

Approx. Living Area Total: **3,127 SqFt**      Living Area Includes Below-Grade SqFt: **No**      Living Area Source: **Public Record**  
Approx. Above Grade: **3,127 SqFt**      Approx. Below Grade: **934 SqFt**  
Living Area Disclosures: **All measurements are approximate. Buyer/Buyer agent to verify accuracy of all information.**

Heat Zones: **Forced Air, Gas**      Cool Zones: **Central Air**  
Parking Spaces: **4 Off-Street**      Garage Spaces: **2 Attached, Under**  
Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet
Kitchen:	1		Skylight, Flooring - Hardwood, Countertops - Stone/Granite/Solid
Main Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bedroom 4:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Hardwood
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		-
Office:	1		Flooring - Hardwood
Bathroom:	B		Flooring - Stone/Ceramic Tile
Great Room:	B		Flooring - Stone/Ceramic Tile
Bonus Room:	B		Flooring - Stone/Ceramic Tile
Kitchen:	B		Flooring - Stone/Ceramic Tile

**Features**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Area Amenities: **Public Transportation, Shopping, Highway Access, Private School, Public School**  
Basement: **Yes Full**  
Beach: **No**  
Construction: **Frame**  
Energy Features: **Insulated Windows, Insulated Doors**  
Exterior: **Wood**  
Exterior Features: **Deck**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **2002** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**

Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Interior Features: **Cable Available**  
Lot Description: **Paved Drive**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

Lender Owned: **No**


#### Tax Information


Pin #: **M:43 B:039000**  
Assessed: **\$1,045,200**  
Tax: **\$12,584** Tax Year: **2025**  
Book: **44585** Page: **282**  
Cert: **000000083199**  
Zoning Code: **RUR A**  
Map: Block: Lot:

#### Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:  
Seller-Offered Buyer's Broker Compensation:  
Seller-Offered Facilitator Compensation:  
Seller-Offered Compensation Based On:

#### Office/Agent Information

**Office:** Sumathi Narayanan Realty LLC  (508) 579-6054

**Agent:** Sumathi Narayanan  (508) 579-6054

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.