

7 FLANAGAN DRIVE
SHREWSBURY, MA



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SUMATHI NARAYANAN
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MLS # 73292818 - Active
Single Family - Detached

7 Flanagan Dr
Shrewsbury, MA 01545
Worcester County

Style: **Colonial**
 Color:
 Grade School:
 Middle School:
 High School:
 Approx. Acres: **0.4 (17,614 SqFt)**
 Handicap Access/Features:
 Directions: **GPS**

List Price: **\$1,495,000**

Total Rooms: **10**
 Bedrooms: **5**
 Bathrooms: **5f 0h**
 Main Bath: **Yes**
 Fireplaces: **2**
 Approx. Street Frontage:

New Construction! Luxurious 5-bed, 5-bath masterpiece in Shrewsbury. 1st floor offers an open plan with a gourmet kitchen featuring Thermador appliances, quartz waterfall countertops, Kohler pot filler, and an eat-in area that flows into the family room with a cozy fireplace. A formal dining room is perfect for special occasions. A 1st floor bedroom with a nearby full bath adds flexibility. Ceiling speakers in the family and master suite enhance audio. The 2nd floor includes a master suite with Cali legend floors, built-ins, and a modern gas fireplace. Two bedrooms share a Jack & Jill bath, while another has access to a full bath. The 3rd floor offers a spacious loft for a home office or playroom. The finished walkout basement with a full bath is ideal for entertainment. High-end finishes include custom cabinetry, Cali floors, Harvey windows, and 3-zone HVAC. Smart home features like Nest thermostats and Ring doorbell add convenience.

Property Information

Approx. Living Area Total: **4,707 SqFt**

Approx. Above Grade: **3,517 SqFt**

Living Area Disclosures: **Living area sq. ft. provided by builder.**

Living Area Includes Below-Grade SqFt: **Yes**

Approx. Below Grade: **1,190 SqFt**

Living Area Source: **Owner**

Heat Zones: **3 Central Heat, Forced Air, Gas**

Parking Spaces: **2 Off-Street**

Disclosures: **Pictures are virtually staged. Buyer and Buyer agent to do the due diligence and verify accuracy of all information.**

Cool Zones: **3 Central Air**

Garage Spaces: **2 Attached**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Dining Room:	1		Recessed Lighting
Family Room:	1		Fireplace, Recessed Lighting
Kitchen:	1		Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Exterior Access, Open Floor Plan, Recessed Lighting, Slider, Stainless Steel Appliances
Main Bedroom:	2		Bathroom - Full, Closet - Walk-in, Recessed Lighting
Bedroom 2:	2		Bathroom - Full, Closet, Recessed Lighting
Bedroom 3:	2		Bathroom - Full, Closet, Recessed Lighting
Bedroom 4:	2		Closet, Recessed Lighting
Bedroom 5:	1		Bathroom - Full, Closet, Recessed Lighting
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Jacuzzi / Whirlpool Soaking Tub
Laundry:	2		Closet
Bathroom:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower
Bathroom:	B		Bathroom - Full, Bathroom - With Tub & Shower
Media Room:	B		Recessed Lighting
Loft:	3		Recessed Lighting

Features

Appliances: **Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Cooktop - ENERGY STAR, Oven - ENERGY STAR**

Area Amenities: **Shopping**

Basement: **Yes Full, Finished, Walk Out**

Beach: **No**

Construction: **Frame**

Exterior: **Vinyl**

Exterior Features: **Deck**

Foundation Size:

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **2024** Source:

Owner

Year Built Description: **Actual**

Year Round:

Foundation Description: **Poured Concrete**
Lot Description: **Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

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

Tax Information


Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2024**
Book: **68185** Page: **115**
Cert:
Zoning Code: **0**
Map: Block: Lot:


Compensation

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

Office/Agent Information

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

Agent: Sumathi Narayanan  (508) 579-6054

Team Member(s): Sumathi Narayanan  (508) 579-6054

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Smart Home Technology

- Smart Google Nest 3 Thermostats
- Smart Ring Wired Doorbell
- Ceiling Speakers Wired in Master Bedroom, Living Room, and Great Room
- Cat 6 Wiring in Every Room

Interior Excellence

- Thermador Appliances
- Double Stack Glass Kitchen Cabinets
- Quartz Countertops with Full Backsplash and Waterfall Stone
- Kohler Pot Filler and Under-Sink Grinder in Kitchen
- Custom Cabinets in All Rooms
- Floating Luxury Vanities in All Bathrooms
- Luxury Tiled Walls with Vessels in Bathrooms
- 100+ Recessed Lights
- Finished Laundry Room
- Finished Under Deck Area

FEATURES

WEEKLY HOME

Premium Finishes

- Cali-Floor with Lifetime Warranty
- Tiles from Floor and Decor
- Solid Wood Doors
- Luxury Finishes Throughout
- 2 Electric Fireplaces

Energy Efficiency and Construction

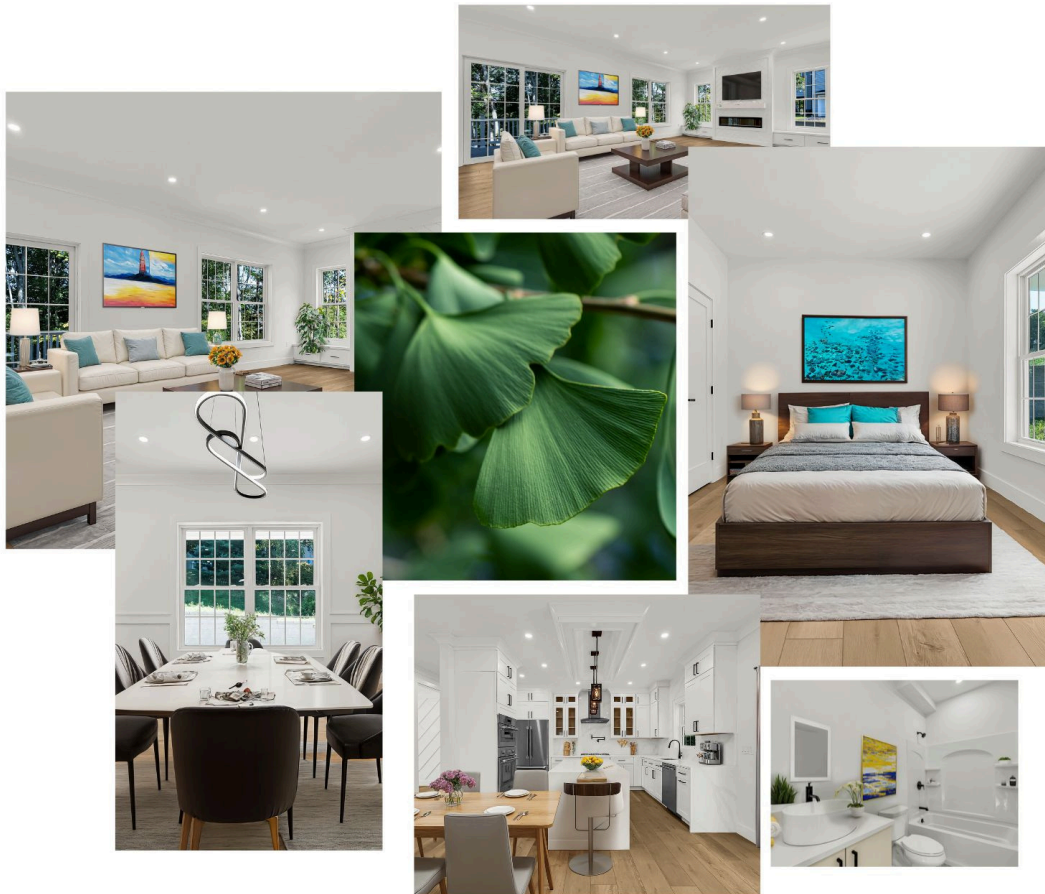
- Full Foam Sprayed House from Roof to Basement
- 3-Zone Heating and Cooling (2 Units)
- Harvey Windows with Black Exterior
- 6" Black Gutter System Connected to Underground Cultec System
- Metal Roof in Front

Exterior and Landscaping

- Landscaped Yard with Retaining Wall
- Extensive Large Windows for Natural Light All Day
- Option to Fence

7 FLANAGAN DRIVE	
5 BEDROOMS, 5 BATHROOMS	
LOWER LEVEL	1,190 SF
FIRST FLOOR	1,190 SF
SECOND FLOOR	1,722 SF
THIRD FLOOR	605 SF
TOTAL	4,707 SF

INTERIORS - FIRST FLOOR



Creating the perfect balance is key.

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INTERIORS - SECOND FLOOR



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INTERIORS - THIRD FLOOR



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INTERIORS - LOWER LEVEL



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