

SUMATHI NARAYANAN SN REALTY



22 Faulkner Road
Shrewsbury, MA 01545

22faulkner.com



Listing Agent: Sumathi Narayanan

Phone: 508-579-6054

Email: sumathi@realtorsumathi.com



**MLS # 73296003 - New
Single Family - Detached**

**22 Faulkner Rd
Shrewsbury, MA 01545
Worcester County**

List Price: **\$1,150,000**

Style: **Colonial**
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **0.79 (34,412 SqFt)**
Handicap Access/Features:
Directions: **GPS**

Total Rooms: **10**
Bedrooms: **4**
Bathrooms: **3f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Welcome to Shrewsbury Hunt, a stunning brick-front colonial home featuring 4 bedrooms and 3.5 baths. The elegant Eaton floor plan opens into a grand two-story foyer with 10-foot ceilings, leading to a 1st floor office. Adjacent to the foyer is a sophisticated formal dining room and a spacious living room offering a cozy area. The expansive, open kitchen is equipped with ample cabinetry, a double wall oven, recessed lighting, stainless steel appliances, granite countertops, a large center island, and a charming eat-in dining area. The kitchen seamlessly connects to a vast deck, perfect for outdoor activities and al fresco dining. A sizable bonus room on the first floor offers ideal space for entertainment. Upstairs, the master suite includes a luxurious bath, and three additional bedrooms provide ample space with a common bath. The spacious finished basement boasts a kitchenette and full bath, adding versatility for guests. Don't miss the opportunity to own this beautiful home.

Property Information

Approx. Living Area Total: **3,084 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Measured**
Approx. Above Grade: **3,084 SqFt** Approx. Below Grade: **1,102 SqFt**
Living Area Disclosures: **Living area is measured and sq.ft. is approximate. Basement area doesn't have town permit.**
Heat Zones: **Forced Air, Gas** Cool Zones: **Central Air**
Parking Spaces: **4 Off-Street, Paved Driveway** Garage Spaces: **2 Attached**
Disclosures: **All measurements are approximate. Buyer/Buyer agent to verify accuracy of measurements and all information.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Skylight, Flooring - Hardwood, Recessed Lighting
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet
Kitchen:	1		Skylight, Dining Area
Main Bedroom:	2		Bathroom - Full, Closet - Walk-in
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		-
Foyer:	1		Flooring - Hardwood
Study:	1		Flooring - Hardwood
Media Room:	1		Flooring - Wall to Wall Carpet
Bathroom:	B		Bathroom - Full

Features

Appliances: **Range, Dishwasher, Disposal, Microwave**
Basement: **Yes**
Beach: **No**
Exterior: **Vinyl**
Foundation Size:
Foundation Description: **Poured Concrete**
Interior Features: **Cable Available**
Lot Description: **Paved Drive**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1999** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:47 B:060000**
Assessed: **\$949,600**
Tax: **\$11,756** Tax Year: **2024**
Book: **36111** Page: **118**
Cert: **00000058030**
Zoning Code: **RA**
Map: Block: Lot:

Compensation

Sub-Agency: Buyer's Broker: **2%**
Facilitator:
Compensation Based On:

Office/Agent Information

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

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

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker:  **Schedule with ShowingTime or Call 888-627-2775**

Showing: Facilitator: **Email List Agent**

Special Showing Instructions:

Firm Remarks

Seller reserves rights to accept an offer anytime.

Market Information

Listing Date: **9/27/2024**

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date: **12/31/2024**

Original Price: **\$1,150,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)

Office Market Time: Office has listed this property for **1** day(s)

Cash Paid for Upgrades:

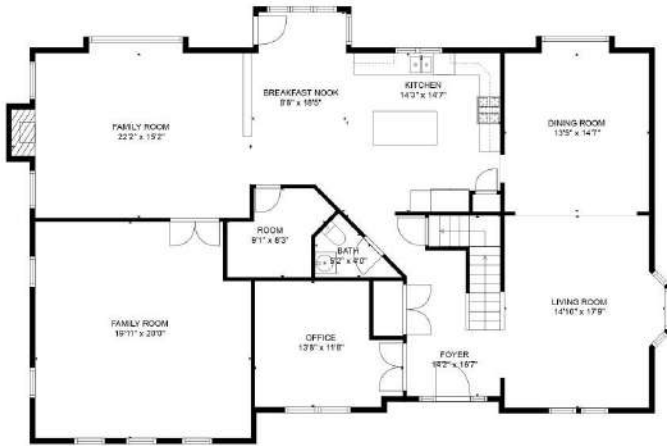
Seller Concessions at Closing:

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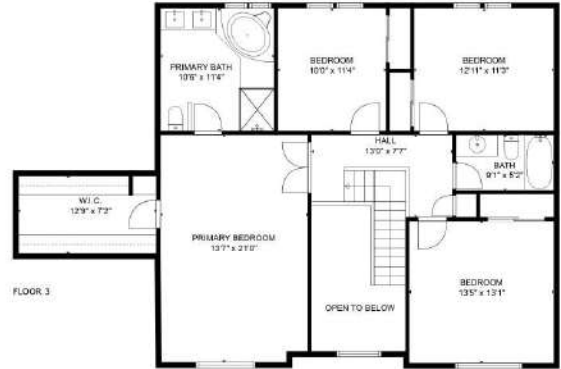
Upgrades List

Description	Approx. Cost	Year
Water heater	\$3,000	2024
Deck	\$15,000	2024
Driveway	800	2024
Carpets first and second floor	\$7,000	2023
A/C 2 nd Floor	\$10,000	2023
Heating System 1 st Floor	\$9,000	2021
Remodeled Kitchen	\$26,000	2016
Front and Rear Entrance Doors	\$800	2015
Foyer, Dining and Kitchen Lights	\$1,000	2015
Interior Painting	\$5,000	2013/2015
Remodeled 2 Full Baths	\$4,500	2015
Hardwood Flooring	\$6,000	2011/2015
Exterior Painting	\$1,000	2013
Finished Basement	\$45,000	2011
Gutter Helmet	\$2,500	2009

All the above information provided by Seller to best of Seller's knowledge. Buyer to verify.



FLOOR 2



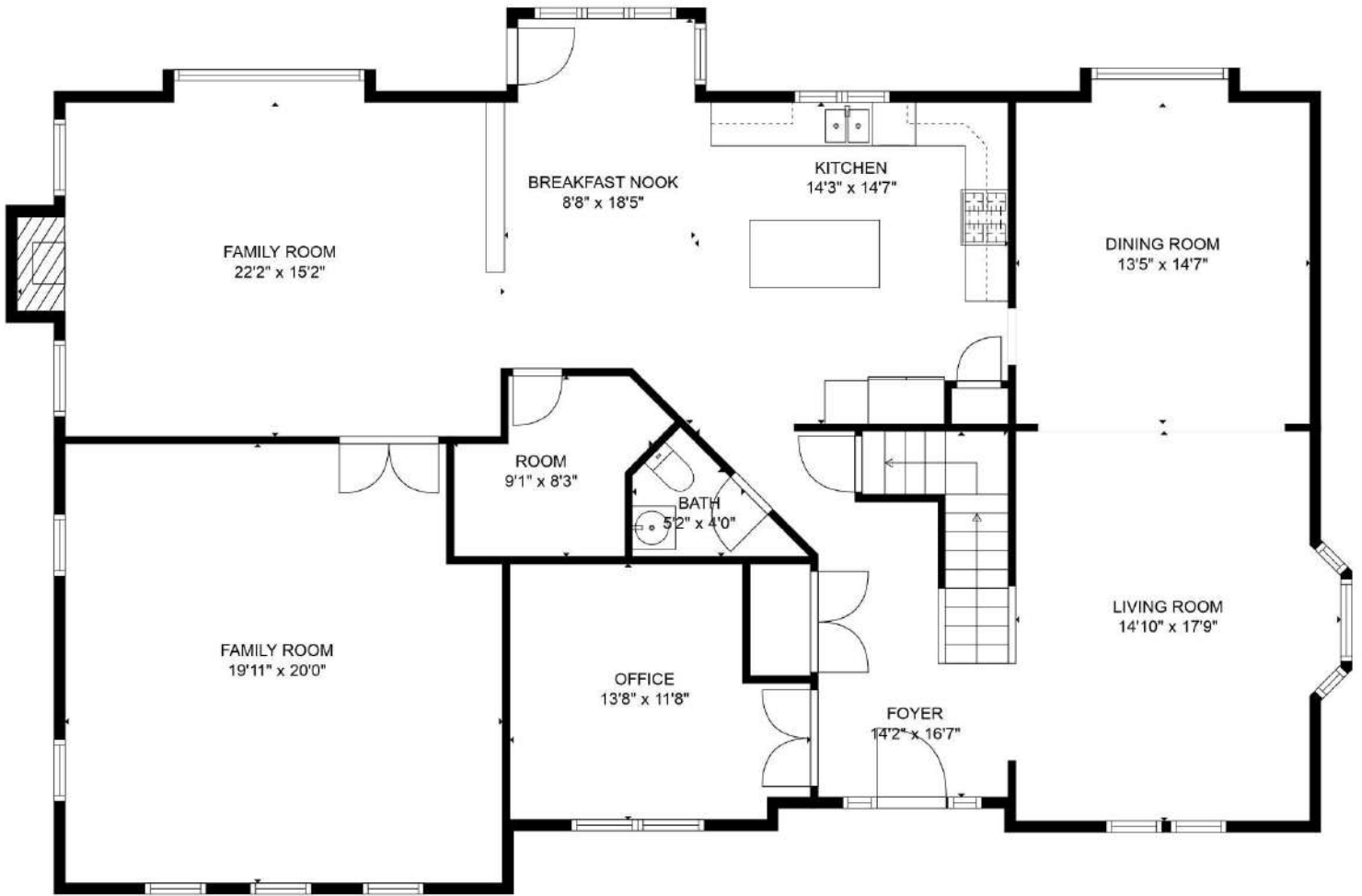
FLOOR 3



FLOOR 1

TOTAL: 4187 sq. ft
 FLOOR 1: 1102 sq. ft, FLOOR 2: 1937 sq. ft, FLOOR 3: 1148 sq. ft
 EXCLUDED AREAS: GARAGE: 397 sq. ft, ROOM: 104 sq. ft, ELECTRICAL ROOM: 221 sq. ft,
 EMBEDDED WINDOW: 18 sq. ft, FIREPLACE: 12 sq. ft, OPEN TO BELOW: 93 sq. ft,
 LOW CEILING: 30 sq. ft

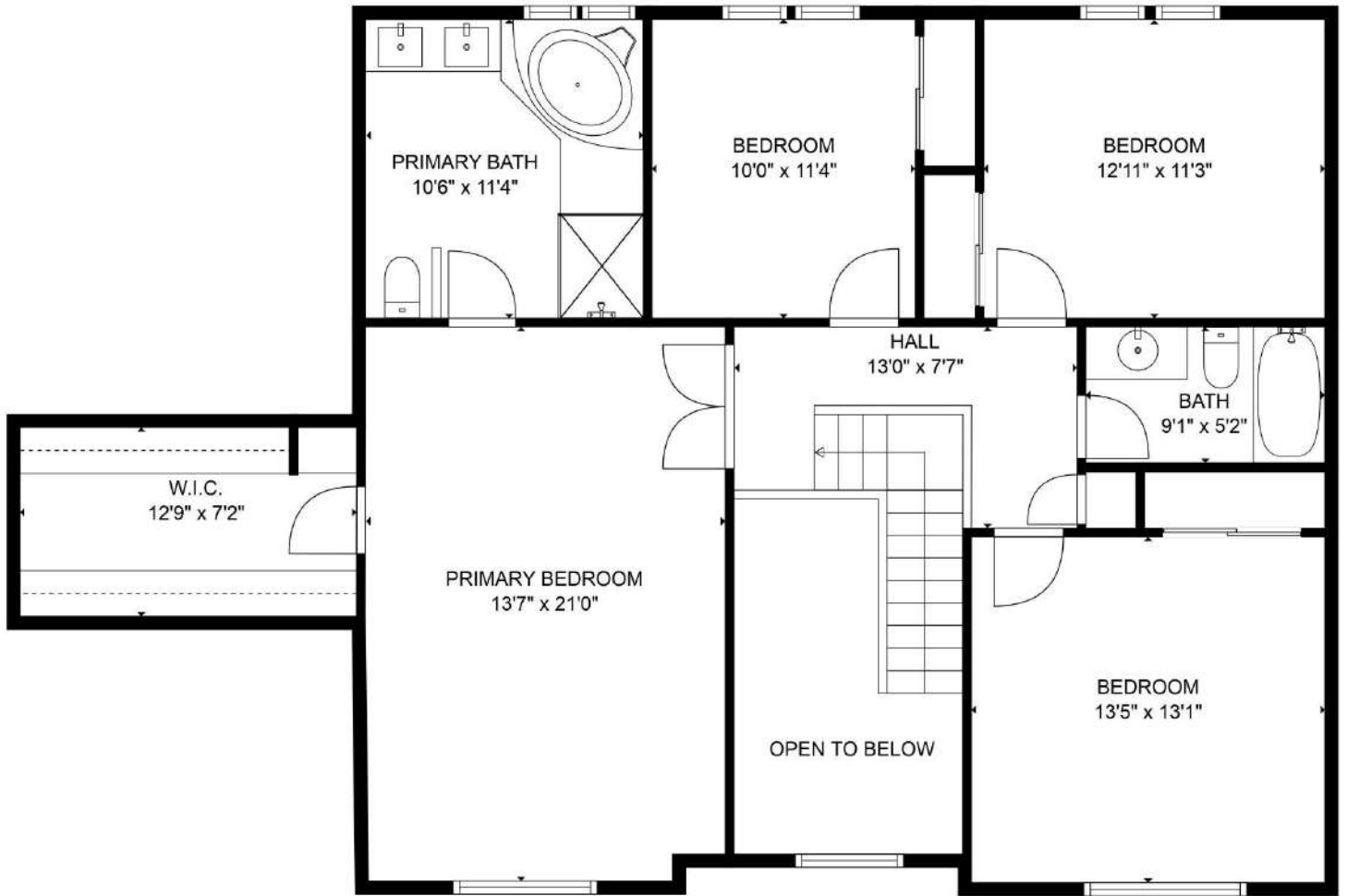
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 4186 sq. ft

FLOOR 1: 1102 sq. ft, FLOOR 2: 1937 sq. ft, FLOOR 3: 1147 sq. ft
 EXCLUDED AREAS: GARAGE: 397 sq. ft, ROOM: 104 sq. ft, ELECTRICAL ROOM: 221 sq. ft,
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