

9 FLANAGAN DRIVE
SHREWSBURY, MA



For more details visit
9flanagan.com or
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SUMATHI NARAYANAN
 **REALTY**
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Sumathi Narayanan, Realtor
578 Boston Turnpike,
Shrewsbury, MA
www.realtorsumathi.com



**MLS # 73281312 - New
Single Family - Detached**

**9 Flanagan Dr
Shrewsbury, MA 01545
Worcester County**

Style: **Colonial**
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **0.39 (17,090 SqFt)**
Handicap Access/Features:
Directions: **GPS**

List Price: **\$1,649,000**

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

New Construction!!! Luxurious 5-bed, 5-bath masterpiece with a sleek combination of gray siding and sophisticated stone accents. The first floor features an open floor plan with a gourmet kitchen boasting Thermador appliances, quartz waterfall countertops, Kohler pot filler, and an eat-in dining area that connects to the family room with a cozy fireplace. The formal living room, with its elegant fireplace, offers a warm retreat, while the formal dining room, complete with a bay window, is ideal for special occasions. The 1st bedroom, featuring a bay window and adjacent full bath, adds flexibility. Enjoy a seamless audio experience with ceiling speakers wiring in the living, family, and master suite. The 2nd floor includes a master suite, two bedrooms with a Jack and Jill bath, an additional bedroom with access to a common full bath, and a laundry room. The finished walkout basement with a full bath is perfect for entertainment. Don't miss the opportunity to own this beautiful home.

Property Information

Approx. Living Area Total: **4,629 SqFt**
Approx. Above Grade: **3,439 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**

Cool Zones: **3 Central Air**
Garage Spaces: **2 Attached**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Recessed Lighting
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

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**

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**

Foundation Size:
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**

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






Tax Information

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

Compensation

Sub-Agency: Buyer's Broker:
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): **Sumathi Narayanan**  (508) 579-6054
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker:  **Schedule with ShowingTime**
Showing: Facilitator:  **Schedule with ShowingTime**
Special Showing Instructions:

Market Information

Listing Date: **8/23/2024**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date: **10/17/2024**
Original Price: **\$1,649,000**
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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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

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

9 FLANAGAN DRIVE	
5 BEDROOMS, 5 BATHROOMS	
LOWER LEVEL	1,190 SF
FIRST FLOOR	1,754 SF
SECOND FLOOR	1,685 SF
TOTAL	4,629 SF

INTERIORS - FIRST FLOOR



Creating the perfect balance is key.

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INTERIORS - SECOND FLOOR



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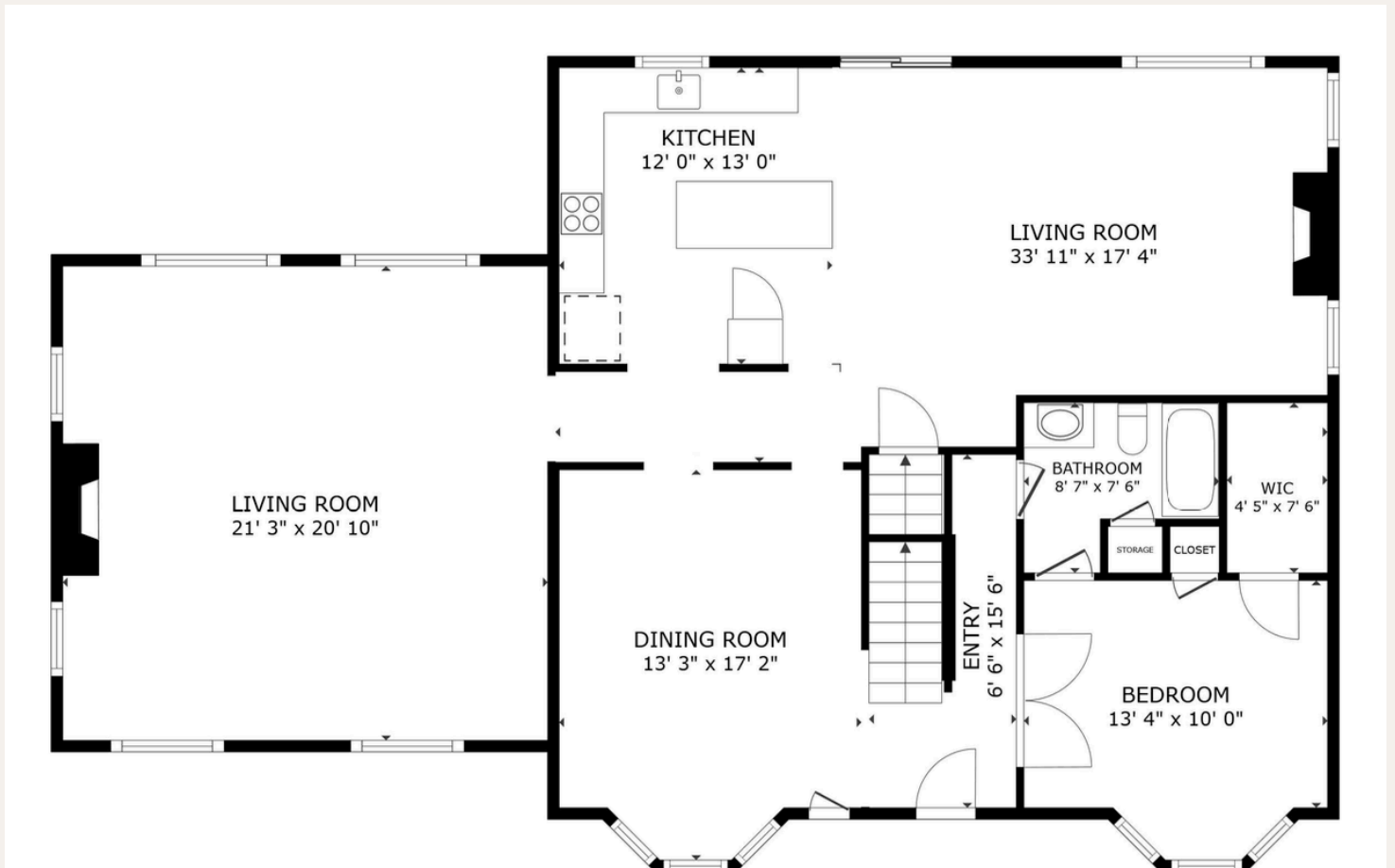
INTERIORS - LOWER LEVEL



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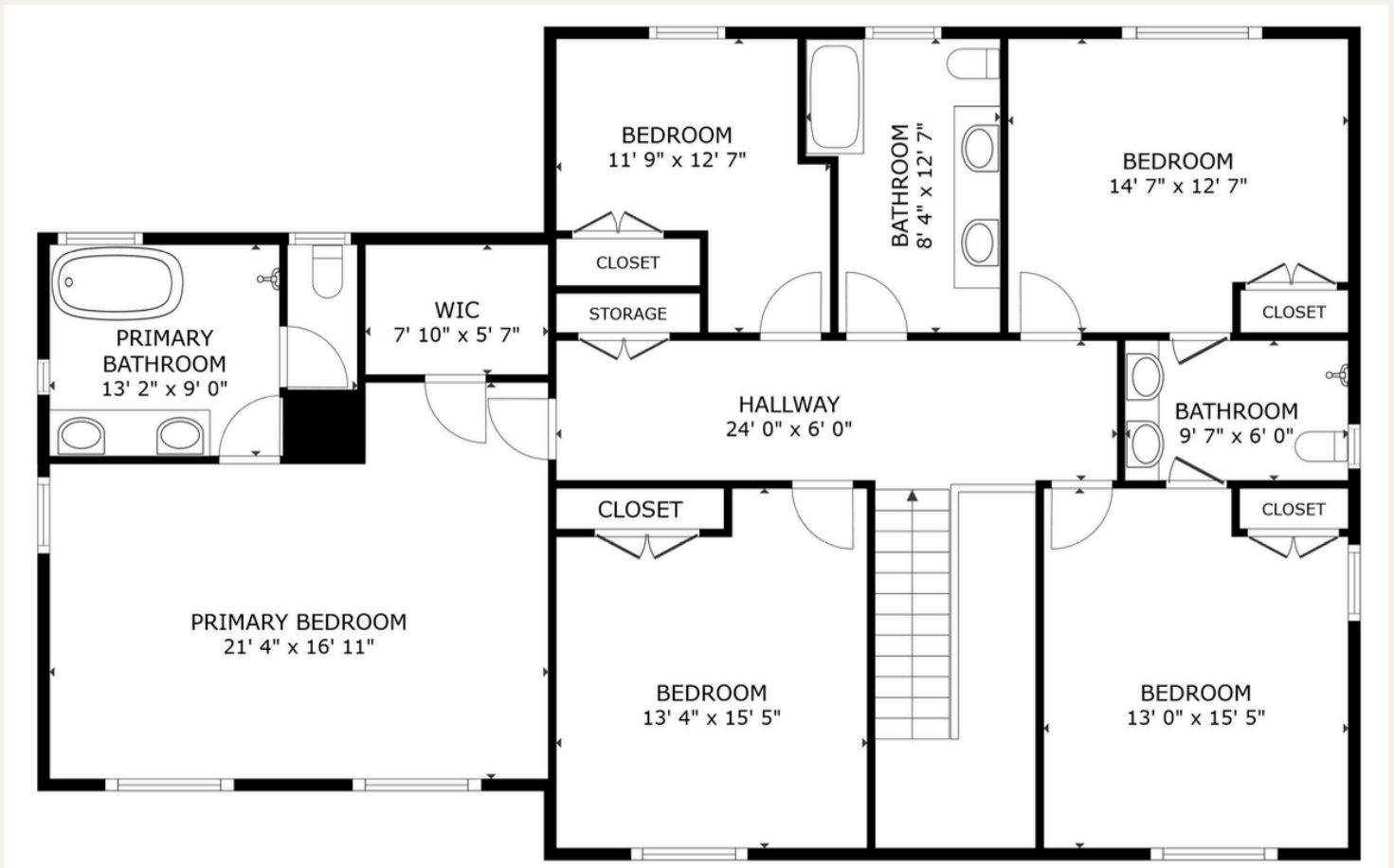
FLOOR PLAN - FIRST FLOOR



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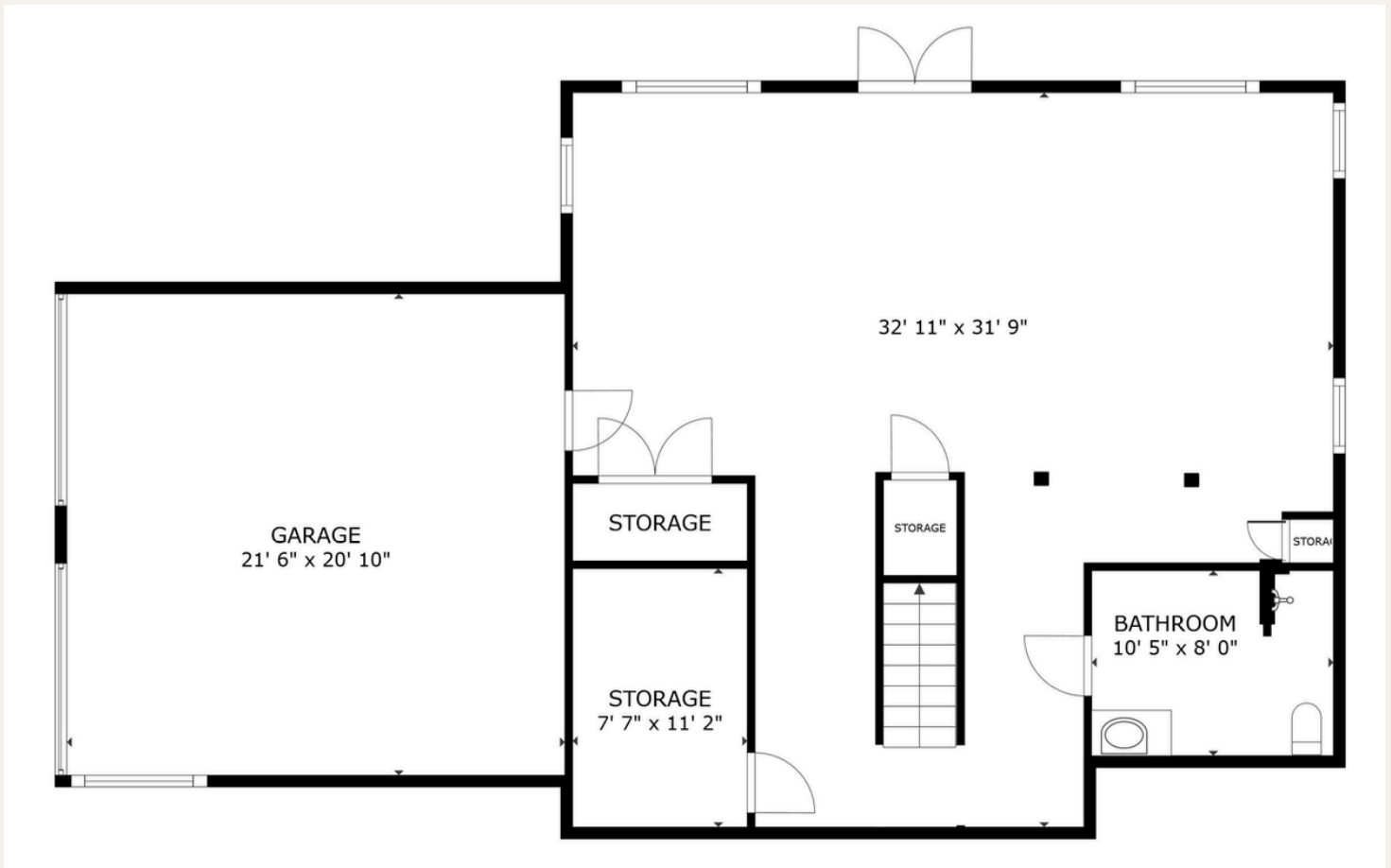
FLOOR PLAN - SECOND FLOOR



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FLOOR PLAN - LOWER LEVEL



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