

**MLS # 73297480 - New
Single Family - Detached**



**6 Quail Hollow Dr
Shrewsbury, MA 01545
Worcester County**

List Price: **\$789,900**

Style: **Colonial**

Total Rooms: **7**

Color: **Green**

Bedrooms: **3**

Grade School: **Floral**

Bathrooms: **2f 1h**

Middle School: **Sherwood/Oak**

Main Bath: **Yes**

High School: **Shrewsbury High**

Fireplaces: **1**

Approx. Acres: **0.36 (15,682 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Neighborhood/Sub-Division: **Hills Farm Estates**

Directions: **Rte 20 to Stoney Hill Rd to Quail Hollow Dr**

Hills Farm Estates~Gorgeous lot surrounded by wooded Open Space~Well maintained home located on cul-de-sac~2017 new roof~Kitchen boasts granite counter tops & SS appliances~Family room w/ fireplace, formal DR~2nd floor has 3 Beds and 2 full renovated baths with granite counters and tiled walk in showers~Basement features an open flex room + storage~Recent updates include New Energy efficient Heat pump for heating AND Cooling,Paint, Bathroom renovations, Hardwood floors throughout the house, basement flooring, Reverse Osmosis, Slider, New recessed lighting and fans~Walking trails, fishing/skating pond, ball field, a great community with it's own playground~Minutes to Grafton MBTA, Rte 20, 9, new Market Basket, restaurants & shoppings~Highly rated school system.Showings begin at the Open House 10/03 Thursday at 5:30 pm.

Property Information

Approx. Living Area Total: **2,354 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **1,654 SqFt**

Approx. Below Grade: **700 SqFt**

Living Area Disclosures: **Additional 700 sq.ft (approx) finished basement. Buyer to verify all measurements.**

Heat Zones: **Hot Water Baseboard, Heat Pump, Gas**

Cool Zones: **Heat Pump, Ductless Mini-Split System**

Parking Spaces: **5 Off-Street, Paved Driveway**

Garage Spaces: **2 Attached, Garage Door Opener**

Disclosures: **Basement was finished by the first owner. Current owners just renovated and replaced existing floors. 7 Zone Irrigation system, never used by current owners.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Recessed Lighting
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile
Main Bedroom:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 3:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	B		-
Office:	B		Flooring - Laminate
Play Room:	B		-

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Highway Access, Private School, Public School, T-Station**

Basement: **Yes Finished, Interior Access**

Beach: **No**

Construction: **Frame**

Exterior: **Vinyl**

Exterior Features: **Deck**

Flooring: **Tile, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Insulation: **Full**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1994** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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


Lender Owned: **No**

Lot Description: **Wooded, Paved Drive, Level**
Road Type: **Public, Paved, Cul-De-Sac**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Tax Information

Pin #: **M:54 B:150000**
Assessed: **\$640,600**
Tax: **\$7,931** Tax Year: **2024**
Book: **54594** Page: **108**
Cert: **000000122810**
Zoning Code: **LI**
Map: Block: Lot:

Office/Agent Information

Office: KW Pinnacle MetroWest  (508) 754-3020
Agent: Muneeza Realty Group (508) 254-5312
Team Member(s): Muneeza Nasrullah (508) 254-5312

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 ©2024 MLS Property Information Network, Inc.