

**MLS # 73376769 - Active**  
**Single Family - Detached**



**43 Appaloosa Dr**  
**Shrewsbury, MA 01545**  
**Worcester County**

List Price: **\$1,489,900**

Style: **Colonial**

Total Rooms: **10**

Color: **Off White**

Bedrooms: **5**

Grade School: **Floral**

Bathrooms: **4f 1h**

Middle School: **Sherwood/Oak**

Main Bath: **Yes**

High School: **Shrewsbury High**

Fireplaces: **1**

Approx. Acres: **0.67 (29,227 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

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

Directions: **Route 9W to 20W. Make a left onto South Street, right at fork. right onto Appaloosa**

**Custom built Brendon Home in popular Farm View Estates community of high end homes~North facing, Extraordinary Design & High Quality Construction, Meticulous attention to Detail, gleaming hardwood floors & upgrades galore~High ceilings~Smart Home Technology~Over 4400 Sqft featuring 5 BDRs, 4 full & 1 half bath~magnificent, family room with a fireplace & windows that fill the entire home with sunlight~Fabulous chef's kitchen, massive island, SS appliances, walk-in pantry, quality white cabinets & gorgeous granite counters w/backsplash~Executive 1st flr office/Living Room~Gorgeous master suite w/ walk-in closet & lavish bath w/ walk in shower + soaking tub~2nd floor Laundry room~Guest room with full bath~Finished basement w/ full bath, bonus room, exercise room, sound system and TV~Huge level backyard with large patio, stunning views & built in Grill & Firepit~Solar panels(fully paid) receive SREC credits (approx \$2500 per year) and supply electricity at no cost~mins to MBTA, 20 & 9.**

**Property Information**

Approx. Living Area Total: **4,684 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **3,484 SqFt**

Approx. Below Grade: **1,200 SqFt**

Living Area Disclosures: **Walk out basement fully permitted with full bath. 5th bedroom in basement**

Heat Zones: **2 Forced Air, Gas, Passive Solar**

Cool Zones: **2 Central Air**

Parking Spaces: **6 Paved Driveway**

Garage Spaces: **2 Attached**

Disclosures: **Crack on the mirror in the gym. Fully paid solar panels generate approx. \$2,500/year in income by selling electricity to Knollwood Company! Surround sound and TV. in basement.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan, Crown Molding
Dining Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan, Wainscoting, Crown Molding
Family Room:	1		Fireplace, Ceiling Fan(s), Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting, Crown Molding, Decorative Molding, Tray Ceiling
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Crown Molding, Decorative Molding
Main Bedroom:	2		Bathroom - Full, Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box, Recessed Lighting
Bedroom 2:	2		Bathroom - Full, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level, Pedestal Sink
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Enclosed Shower - Fiberglass, Cabinets - Upgraded, Double Vanity, Recessed Lighting, Soaking Tub
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bathroom:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bathroom:	B		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid

Den:	<b>B</b>	<b>Closet/Cabinets - Custom Built, Flooring - Hardwood, Open Floor Plan, Recessed Lighting</b>
Exercise Room:	<b>B</b>	<b>Flooring - Hardwood, Open Floor Plan, Recessed Lighting</b>
Bedroom:	<b>B</b>	<b>Closet, Flooring - Hardwood</b>

## Features

Appliances: **Wall Oven, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer**  
Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Medical Facility, Highway Access, House of Worship, Private School, Public School, T-Station**  
Basement: **Yes Full, Finished, Walk Out**  
Beach: **No**  
Construction: **Frame**  
Electric: **200 Amps**  
Energy Features: **Insulated Windows**  
Exterior: **Wood**  
Exterior Features: **Patio, Professional Landscaping, Sprinkler System**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Tankless**  
Insulation: **Full**  
Interior Features: **Security System, Cable Available, Wired for Surround Sound**  
Lot Description: **Level**  
Road Type: **Public**  
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**



## Other Property Info

Disclosure Declaration: **Yes**  
Exclusions:  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **2013** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

## Tax Information

Pin #: **M:49 B:015000**  
Assessed: **\$1,142,200**  
Tax: **\$13,752** Tax Year: **2025**  
Book: **59256** Page: **123**  
Cert: **000000084924**  
Zoning Code: **RUR B**  
Map: Block: Lot:

## Office/Agent Information

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

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