

SUMATHI NARAYANAN REALTY



22 Faulkner Road
Shrewsbury, MA 01545

22faulkner.com



Listing Agent: Sumathi Narayanan

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Email: sumathi@realtorsumathi.com



**MLS # 73354792 - New
Single Family - Detached**

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

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

Style: **Colonial**

Total Rooms: **10**

Color:

Bedrooms: **4**

Grade School:

Bathrooms: **3f 1h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **1**

Approx. Acres: **0.79 (34,502 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Directions: **GPS**

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: **Public Record**

Approx. Above Grade: **3,084 SqFt**

Approx. Below Grade: **1,102 SqFt**

Living Area Disclosures: **Living area is measured and sq.ft. is approximate**

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. Basement area doesn't have town permit. 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:			Flooring - Hardwood
Media Room:	1		Flooring - Wall to Wall Carpet
Bathroom:	B		Bathroom - Full
Game Room:	B		Flooring - Wall to Wall Carpet
Great Room:	B		Flooring - Wall to Wall Carpet

Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Basement: **Yes**

Beach: **No**

Exterior: **Vinyl, Brick**

Exterior Features: **Deck**

Foundation Size:

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**

Foundation Description: **Poured Concrete**
Interior Features: **Cable Available**
Lot Description: **Paved Drive**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

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



Tax Information

Pin #: **M:47 B:060000**
Assessed: **\$959,600**
Tax: **\$11,554** Tax Year: **2025**
Book: **36111** Page: **118**
Cert: **000000058030**
Zoning Code: **RES A**
Map: Block: Lot:

Seller-Offered Compensation

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

Office/Agent Information

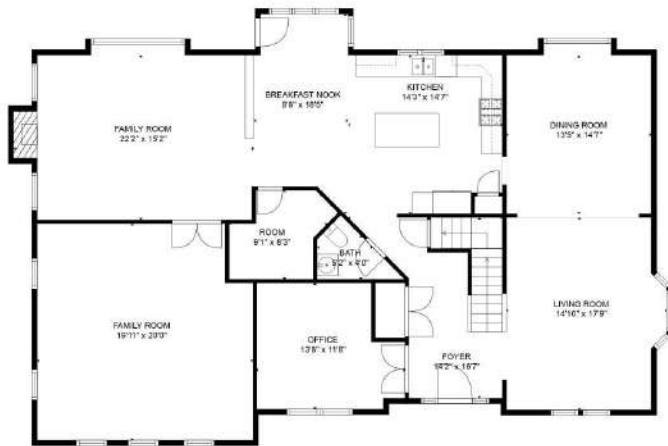
Office: Sumathi Narayanan Realty LLC  (508) 579-6054
Agent: Sumathi Narayanan  (508) 579-6054

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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

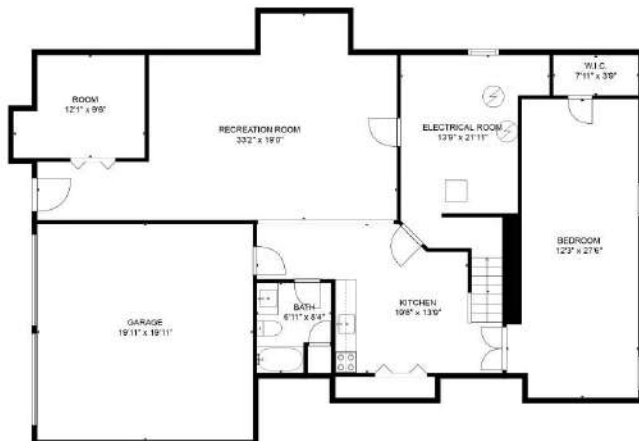
All the above information provided by Seller to best of Seller's knowledge. Buyer to verify.



FLOOR 2



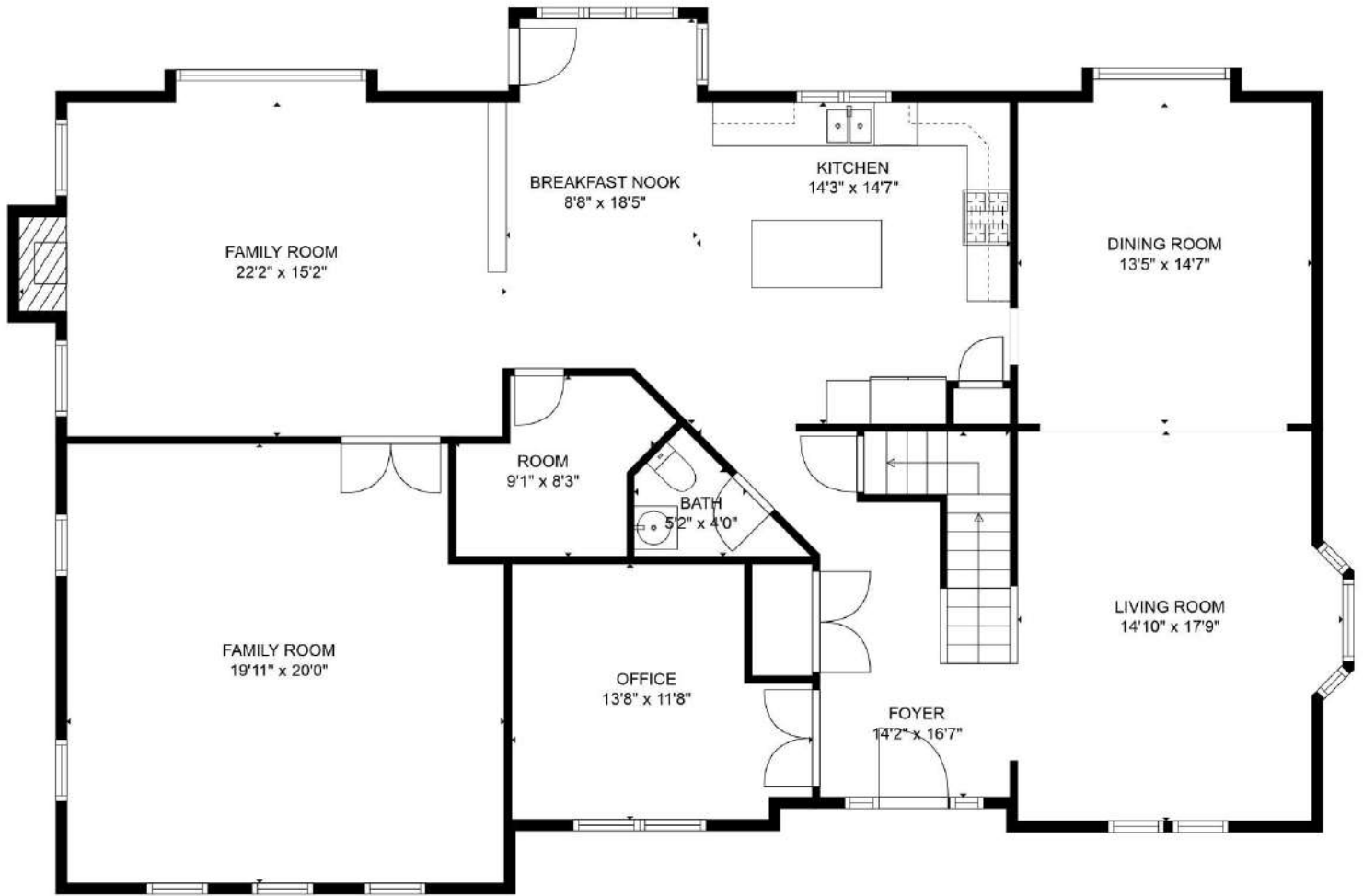
FLOOR 3



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

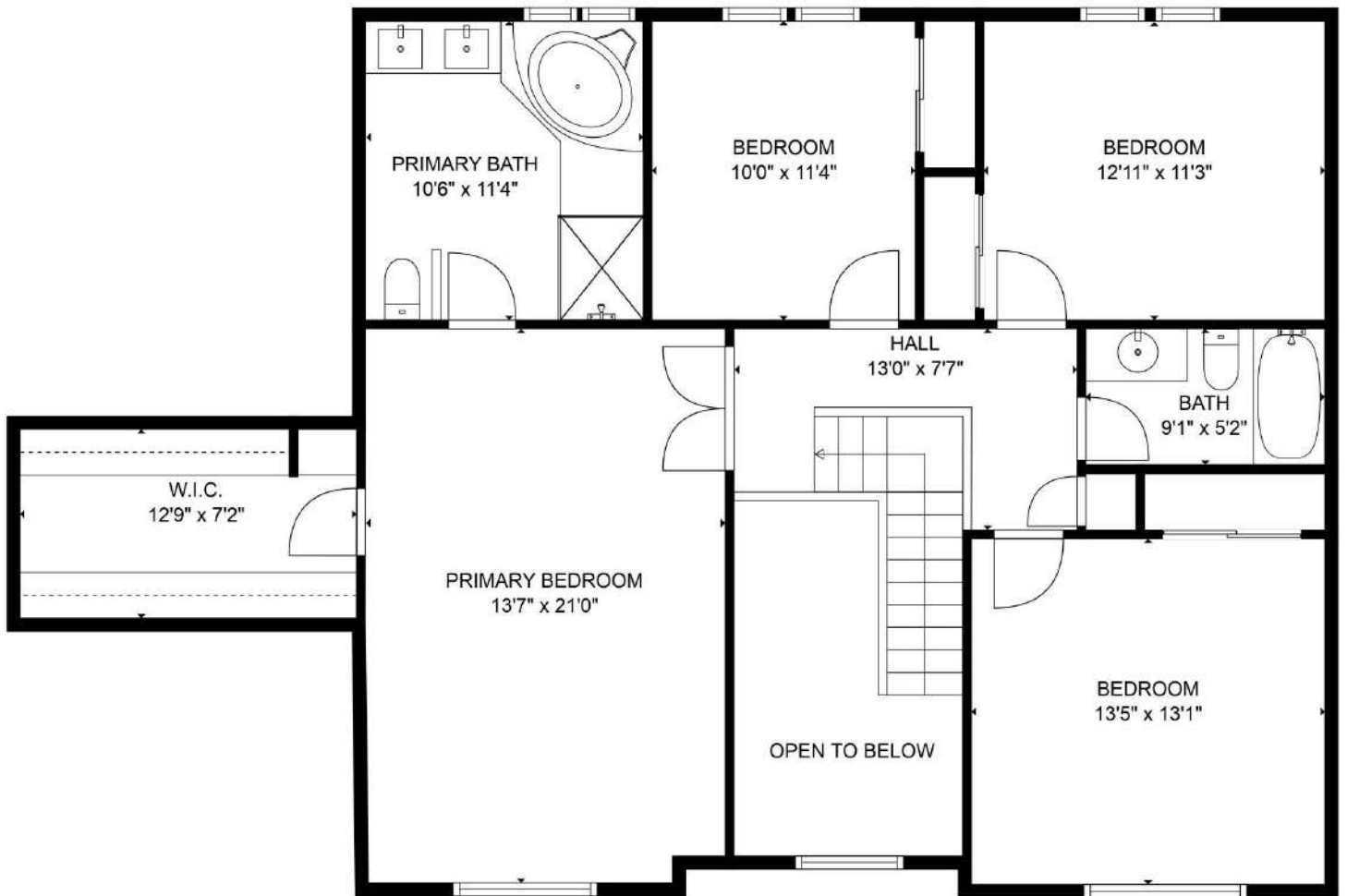
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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