



Exterior - Front

**MLS # 73548720 - Active
Single Family - Detached**

**6 Charles St
Wayland, MA 01778-4712
Middlesex County**

List Price: **\$769,000**

Style: **Ranch**
Color: **White**
Grade School:
Middle School:
High School:
Approx. Acres: **0.3 (13,280 SqFt)**
Handicap Access/Features: **Yes**
Directions: **Rt 27 to W Plain to Parkland Dr. to Charles St.**

Total Rooms: **5**
Bedrooms: **3**
Bathrooms: **1f 0h**
Main Bath:
Fireplaces: **1**
Approx. Street Frontage:
Accessory Dwelling Unit: **No**

Charming single-level ranch in one of Wayland's most desirable neighborhoods. Set on a mature landscaped 0.30-acre lot, this well-maintained home offers hardwood flooring throughout much of the living area, a spacious living room with a fireplace, three bedrooms, a full bath with a tile shower surround and tub, and a bright eat-in kitchen. Additional features include a full basement, detached garage, paved driveway, and town water. Enjoy nearby access to Lake Cochituate, conservation land, walking trails, shopping, and major commuter routes. Located within the highly regarded Wayland school system, this property offers the perfect opportunity to enjoy all that Wayland has to offer.

Property Information

Approx. Living Area Total: **992 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**

Approx. Above Grade: **992 SqFt** Approx. Below Grade:

Living Area Disclosures: **Buyer and or Representative to Verify Square Footage**

Heat Zones: **Hot Water Baseboard, Oil**

Cool Zones: **None**

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

Garage Spaces: **1 Detached, Garage Door Opener, Storage**

Disclosures: **Approved 4 bedroom septic design provided; installation of the system is negotiable. See Firm Remarks:**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Kitchen:	1		-
Main Bedroom:			Ceiling Fan(s), Flooring - Hardwood
Bedroom 2:	1		Ceiling Fan(s), Flooring - Hardwood
Bedroom 3:	1		Ceiling Fan(s), Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Laundry:	B		-

Features

Appliances: **Range, Dishwasher, Washer, Dryer, Vent Hood**
Area Amenities: **Shopping, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access**
Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor, Unfinished Basement, Exterior Access**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **0 to 1/10 Mile**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Insulated Windows**
Exterior: **Wood**
Exterior Features: **Porch**
Flooring: **Tile, Vinyl, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Handicap Amenities: **Single Level**
Hot Water: **Tank**
Insulation: **Unknown**
Interior Features: **Cable Available**
Lot Description: **Wooded, Paved Drive**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Facing Direction: **Northwest**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1954** Source: **Public Record**
Year Built Description: **Unknown/Mixed**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:051C B:0000 L:0064**
Assessed: **\$641,700**
Tax: **\$9,516** Tax Year: **2026**
Book: **66778** Page: **299**
Cert: **000000020617**
Zoning Code: **R20**
Map: Block: Lot:

Sewer Utilities: **Other (See Remarks)**
Terms: **Contract for Deed, Estate Sale**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Office/Agent Information

Listing Office: **Property Services Network**  (508) 473-0762
Listing Agent: **David Restic**  (508) 473-0762
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:  **Schedule with ShowingTime or Call 888-627-2775**
Showing: Buyer's Broker:  **Schedule with ShowingTime or Call 888-627-2775**
Showing: Facilitator:  **Schedule with ShowingTime or Call 888-627-2775**
Special Showing Instructions: **Schedule with ShowingTime**

Firm Remarks

Disclosures Continued: Listing broker/agent does not guarantee the accuracy of the features of the property. All information is obtained by the seller, public record(s) or other sources. The buyer and their representatives are advised to conduct inspections and independently verify all information.

Market Information

Listing Date: 7/13/2026	Listing Market Time: MLS# has been on for 6 day(s)
Days on Market: Property has been on the market for a total of 6 day(s)	Office Market Time: Office has listed this property for 6 day(s)
Expiration Date: 11/13/2026	Cash Paid for Upgrades:
Original Price: \$769,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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