

**MLS # 73519095 - New
Single Family - Detached**



**2 Stonybrook Ln
Shrewsbury, MA 01545
Worcester County**

List Price: **\$849,900**

Style: **Colonial**

Total Rooms: **9**

Color:

Bedrooms: **4**

Grade School: **Floral**

Bathrooms: **3f 1h**

Middle School: **Sherwood / Oak**

Main Bath: **Yes**

High School: **Shrewsbury High**

Fireplaces: **2**

Approx. Acres: **0.64 (27,878 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Accessory Dwelling Unit: **No**

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

Directions: **Route 9 to South Street to Lamplighter Drive to Stonybrook Lane**

Beautiful Colonial home sits on a corner lot in the coveted Fox Farm Estates neighborhood~Entire home has been refreshed with neutral paint & brand new carpeting on the main & upper levels~Main floor features a formal living room with a fireplace & a dining room~The heart of the home is an updated eat-in kitchen that flows into a soaring family room featuring cathedral ceilings & a cozy fireplace~Dual sliders lead to a freshly painted two-tiered deck, perfect for entertaining in your tranquil backyard~The upper level is a retreat of its own, featuring a spacious primary suite with a walk-in closet & a main full bath~ There are two more bedrooms & a full bath~Uniquely, a second Ensuite bedroom with double closets & a private bath finish the upper level~ A finished walk-out basement offers versatility & abundant storage~Located minutes from Routes 9, Rt 140, and Rt 20,this home provides a quiet escape & easy access to Shrewsbury's acclaimed schools & amenities!

Property Information

Approx. Living Area Total: **2,778 SqFt**

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

Living Area Source: **Other**

Approx. Above Grade: **2,428 SqFt**

Approx. Below Grade: **350 SqFt**

Living Area Disclosures:

Heat Zones: **3 Forced Air, Hot Water Baseboard, Gas**

Cool Zones: **2 Central Air**

Total Parking Spaces: **7 Off-Street, Paved Driveway**

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

Disclosures: **No Showings till first Open House on Saturday, May 16th. Fireplace virtually enhanced. Buyer and Buyer agent to do their due diligence.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Main Level
Dining Room:	1		Flooring - Hardwood, Main Level
Family Room:	1		Flooring - Wall to Wall Carpet, Main Level
Kitchen:	1		Dining Area, Main Level, Open Floor Plan, Stainless Steel Appliances
Main Bedroom:	2		Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		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
Bath 2:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bathroom:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Bonus Room:	B		Flooring - Wall to Wall Carpet

Features

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

Area Amenities: **Shopping, Walk/Jog Trails, Highway Access, House of Worship, Private School, Public School**

Basement: **Yes Walk Out**

Beach: **No**

Construction: **Frame**

Electric: **200 Amps**

Exterior: **Wood**

Exterior Features: **Deck, Deck - Wood, Gutters, Storage Shed**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Facing Direction: **Southeast**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1992** Source: **Public Record**

Year Built Description: **Actual**


Flooring: **Wood, Tile, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Insulation: **Full**
Interior Features: **French Doors**
Lot Description: **Corner**
Road Type: **Public, Paved**
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 #: **M:28 B:290000**
Assessed: **\$800,700**
Tax: **\$9,640** Tax Year: **2025**
Book: **53045** Page: **173**
Cert: **000000108278**
Zoning Code: **RES A**
Map: Block: Lot:

Office/Agent Information

Office: Keller Williams Pinnacle MetroWest  (508) 754-3020

Agent: Muneeza Realty Group (508) 254-5312

Team Member(s): Arathi Cowlagi  (508) 320-1109; Muneeza Nasrullah  (508) 254-5312

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