



**MLS # 71698763 - Sold
Single Family - Detached**

**156 Edmunds Rd
Wellesley, MA : Wellesley Hills 02481
Norfolk County**
Style: **Tudor**
Color:
Grade School: **Upham**
Middle School: **WMS**
High School: **WHS**
Handicap Access/Features: **No**
Neighborhood/Sub-Division: **Cliff Estates**
Directions: **Cliff Rd to Albion Rd. Right on Edmunds 2 nd house**

List Price: **\$3,295,000**
Sale Price: **\$3,025,000**

Total Rooms: **12**
Bedrooms: **6**
Bathrooms: **4f 2h**
Master Bath: **Yes**
Fireplaces: **5**

Remarks

Exquisite six bedroom tudor located on one of Wellesley's most desirable and prestigious streets. Gracious, timeless foyer with curved staircase and vaulted ceiling. Dramatic step down living room with classic details including wood paneled walls, coffered ceilings and stone fireplace. Large dining room with butler call-button and walk-in adjoining pantry. Granite and stainless steel kitchen w/center island opens to a big, sun-filled family room with patio and backyard access. Beautiful, bright sunroom also with backyard access. Oak library with fireplace perfect for office or den. Mural basement & bar ideal for entertaining. Hidden wine storage. Expansive master bedroom with fireplace. All baths new. Third floor bonus room. Flat, private yard. Upham School. Adjacent buildable lot also available. Two owners since 1950...a rare opportunity.

Property Information

Approx. Living Area: **5789 sq. ft.** Approx. Acres: **0.56 (24393 sq. ft.)** Garage Spaces: **3 Attached, Garage Door Opener**
Living Area Includes: Heat Zones: **4 Hot Water Radiators, Gas** Parking Spaces: **6 Off-Street**
Living Area Source: **Appraiser** Cool Zones: **3 Central Air** Approx. Street Frontage:
Living Area Disclosures: **additional 1,100 sq ft in lower level**
Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	26x16	Fireplace, Ceiling - Coffered, Flooring - Wood
Dining Room:	1	14x16	Flooring - Wood
Family Room:	1	20x18	Fireplace, Flooring - Wood
Kitchen:	1	14x18	Flooring - Wood, Countertops - Stone/Granite/Solid, Kitchen Island
Master Bedroom:	2	22x16	Fireplace, Flooring - Wood
Bedroom 2:	2	14x16	Flooring - Wood
Bedroom 3:	2	14x14	Flooring - Wood
Bedroom 4:	2	13x13	Flooring - Wood
Bedroom 5:	2	10x16	Flooring - Wood
Bath 1:	1		Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Marble, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Countertops - Stone/Granite/Solid
Laundry:	1		--
Study:	1	14x10	Fireplace
Sun Room:	1	15x10	--
Bonus Room:	3	33x17	--
Play Room:	B	25x14	Fireplace
Other:	B	14x11	--

Features

Appliances: **Range, Dishwasher, Disposal, Compactor, Microwave, Refrigerator, Freezer, Washer, Dryer, Water Treatment, Refrigerator - Wine Storage, Vent Hood**
Basement: **Yes Full, Finished**
Beach: **No**
Construction: **Brick**
Electric: **Circuit Breakers, 200 Amps**
Exterior: **Brick**
Exterior Features: **Patio, Gutters, Professional Landscaping, Sprinkler System**
Flooring: **Wood, Other (See Remarks)**
Foundation Size: **0**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Interior Features: **Security System, Walk-up Attic**
Lot Description: **Paved Drive, Easements, Additional Land Avail.**
Road Type: **Public**
Roof Material: **Slate**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Gas Dryer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No, --**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **DR sconces, dining room curtains, living room curtains, study curtains, master bedroom curtains**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features:
Year Built: **1940** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$2,345,000**
Tax: **\$27061.3** Tax Year: **2014**
Book: **760** Page: **26**
Cert: **146626**
Zoning Code: **SRD-20**
Map: **107** Block: Lot: **15**