

**MLS # 71299859 - New
Single Family - Detached**



**6 Victory Garden Way
Lexington, MA 02420
Middlesex County**

List Price: **\$1,825,000**

Style: **Other (See Remarks)**

Color: **Taupe**

Total Rooms: **12**

Bedrooms: **4**

Full/Half/Master Baths: **3/1/Yes**

Fireplaces: **1**

Grade School: **Estabrook**

Middle School: **Diamond**

High School: **Lexington High**

Neighborhood/Sub-Division: **Victory Garden Way**

Directions: **Lexington Center to Hancock St; or Bedford St to North Hancock St. GPS Address: 91 Hancock Street**

Remarks

The first of twelve new homes in this exclusive new neighborhood only one mile from Lexington Center. This master crafted Shingle style home combines Old World charm with 21st century luxury living. No detail has been overlooked in this fantastic home that offers a superior venue for formal & informal intimate living or grand scale entertaining. Upstairs a true master suite with three other bedrooms & laundry. Furniture quality gourmet kitchen with center island. An ENERGY STAR qualified home.

Property Information

Approx. Living Area: **4400 sq. ft.**

Approx. Acres: **0.45 (19519 sq. ft.)**

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

Living Area Includes:

Heat Zones: **4 Central Heat, Forced Air, Gas**

Parking Spaces: **6 Off-Street, Paved Driveway**

Living Area Source: **Owner**

Cool Zones: **4 Central Air, 2 Units**

Approx. Street Frontage:

Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15x17	Hard Wood Floor
Dining Room:	1	15x16	Hard Wood Floor
Family Room:	1	23x17	Fireplace, Hard Wood Floor, Custom Built Closet / Cabinets
Kitchen:	1	27x13	Hard Wood Floor, Dining Area, Balcony / Deck, Stone / Granite / Solid Countertops, Kitchen Island
Master Bedroom:	2	15x23	Full Bath, Walk-in Closet, Hard Wood Floor, Custom Built Closet / Cabinets
Bedroom 2:	2	15x15	Full Bath, Walk-in Closet, Hard Wood Floor, Custom Built Closet / Cabinets
Bedroom 3:	2	17x17	Hard Wood Floor, Closet
Bedroom 4:	2	17x17	Hard Wood Floor, Closet
Bath 1:	1	6x5	Half Bath, Main Level
Bath 2:	2	15x9	Full Bath, Linen Closet, Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops, Custom Built Closet / Cabinets, Jacuzzi / Whirlpool Soaking Tub
Bath 3:	2	6x8	Full Bath, Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops
Laundry:	2	6x9	Stone / Ceramic Tile Floor
Office:	1	15x10	Hard Wood Floor, Custom Built Closet / Cabinets, French Doors
Foyer:	1	11x15	Hard Wood Floor, Closet
Mud Room:	1	7x9	Stone / Ceramic Tile Floor, Custom Built Closet / Cabinets
Nursery:	2	10x9	Hard Wood Floor, Custom Built Closet / Cabinets
Bathroom:	2	14x6	Full Bath, Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops

Features

Appliances: **Disposal, Microwave, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Vacuum System, Vent Hood, Range - ENERGY STAR, Oven - ENERGY STAR**

Area Amenities: **Public Transportation, Park, Conservation Area, Public School, Other (See Remarks)**

Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**

Beach: **No**

Construction: **Frame**

Electric: **Other (See Remarks)**

Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat, Other (See Remarks)**

Exterior: **Shingles**

Exterior Features: **Deck, Gutters, Prof. Landscape, Sprinkler System, Screens, Composite Deck**

Flooring: **Tile, Hardwood**

Foundation Size: **42 x 67**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Insulation: **Full**

Interior Features: **Central Vacuum, Cable Available, Other (See Remarks)**

Lot Description: **Corner, Paved Drive, Level**

Road Type: **Paved, Sidewalk**

Roof Material: **Asphalt/Composition Shingles**

Sewer and Water: **City/Town Water, City/Town Sewer**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, for Electric Dryer, Washer Hookup, Icemaker Connection**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **Special Permit & Site Plan Approval; Order of Conditions, HOA, Private Covenants**

Exclusions:

Home Own Assn: **Yes**

HOA Mandatory: **Yes**

Lead Paint: **None**

UFFI: **No** Warranty Available: **Yes**

Year Built: **2011** Source: **Builder**

Year Built Description: **Actual, Finished, Never Occupied**

Year Round:

Tax Information

Pin #: **007000306A**

Assessed: **\$651,000**

Tax: **\$9595** Tax Year: **2012**

Book: **51852** Page: **354**

Cert:

Zoning Code: **RO**

Map: **70** Block: Lot: **306A**

Office/Agent Information

Office: Homes Development Corp. (781) 862-7663

Agent: Joseph A. Marino (617) 633-0039

Team Member: Joseph A. Marino (617) 633-0039