

**MLS # 72310847 - Active  
Single Family - Detached**



**117 Nobscot Dr ( LOT 16 )  
Framingham, MA 01701-4082  
Middlesex County**

List Price: **\$1,195,000**

Style: **Colonial**

Total Rooms: **10**

Color:

Bedrooms: **4**

Grade School: **choice**

Bathrooms: **3f 1h**

Middle School: **choice**

Master Bath: **Yes**

High School: **FHS**

Fireplaces: **1**

Handicap Access/Features: **No**

Neighborhood/Sub-Division: **Brimstone Estates**

Directions: **Edmands Road to Carter Drive .Right on Woodstock. Nobscot Drive is in Brimstone Estates.**

**Remarks**

**New Pricing - Welcome to Brimstone Estates ~ A Premier gated neighborhood offering custom built homes sited at the top of Nobscot Mountain. This property is ready for immediate occupancy. These homes are beautifully designed for today's living and it's evident when you enter. The development has been sited to maximize privacy and take in the natural park-like surroundings. The finishes and details throughout are tastefully designed to create a luxury feel. Stunning open concept kitchen with white carrera marble counter-tops and Jenn Air appliances. The main living space has an open floor plan with lots of natural sun-light. The Builder can also work with the buyer to custom design a new home. This very special location allows for access to many miles of hiking trails and conservation lands. Lots with views are available.**

**Property Information**

Approx. Living Area: **3,847 Sq. Ft.**

Approx. Acres: **0.66 (28,915 Sq. Ft.)**

Garage Spaces: **3 Attached**

Living Area Includes:

Heat Zones: **Forced Air, Gas**

Parking Spaces: **6 Off-Street**

Living Area Source: **Public Record**

Cool Zones: **2 Central Air**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: **Brimstone disclosure book available for review. Ask listing agent for details.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

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

Area Amenities: **Conservation Area, T-Station, University**

Basement: **Yes**

Beach: **No**

Construction: **Frame**

Electric: **200 Amps**

Energy Features: **Insulated Windows, Insulated Doors**

Exterior: **Wood**

Flooring: **Tile, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Insulation: **Full**

Lot Description: **Wooded**

Road Type: **Private, Cul-De-Sac**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

**Other Property Info**

Disclosure Declaration: **Yes**

Exclusions:

Facing Direction: **South**

Home Own Assn: **Yes**

Lead Paint: **None**

UFFI: **No** Warranty Features: **Yes**

Year Built: **2017** Source: **Builder**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

**Tax Information**

Pin #: **M:007 B:71 L:8118 U:000**

Assessed: **\$804,600**

Tax: **\$13,131** Tax Year: **2018**

Book: **1262** Page: **154**

Cert:

Zoning Code: **R-4**

Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Coldwell Banker Residential Brokerage - Sudbury** (978) 443-9933

**Compensation**

Listing Agent: **David Ferrini** (774) 279-1020

Sub-Agent: **Not Offered**

Team Member(s): **Arlene Ferrini** (774) 279-1700; **Ferrini 4Homes** (774) 279-1020

Buyer Agent: **2.5**

Sale Office:

Facilitator: **2.0**

Sale Agent:

Compensation Based On: **Net Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **Call List Agent**

Special Showing Instructions: **Please call, text or email Listing Agent. Do not walk property without Agent. Road is gated.**

**Firm Remarks**

**17 LOTS are remaining and new construction homes are being built.**

**Market Information**

Listing Date: **4/18/2018**

Listing Market Time: MLS# has been on for **154** day(s)

Days on Market: Property has been on the market for a total of **154** day(s)

Office Market Time: Office has listed this property for **154** day(s)

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$1,250,000**

Seller Concessions at Closing:

Off Market Date:

Sale Date:

