

**96 Country Drive
Weston, MA 02493-1136
Single Family**

MLS #: **71191813** Status: **Active**
List Price: **\$2,095,000**
List Date: **2/24/2011**
Area: Off Market Date:
Days on Market (Total): **568** Days on Market (Office): **101**

Property Features

Rooms: **11** Style: **Colonial**
Bedrooms: **5** Type: **Detached**
Full Bath: **5** Apprx Acres: **2.43**
Half Bath: **2** Apprx Lot Size: **105738 sq.ft.**
Master Bath: **Yes** Apprx Living Area: **6260 sq.ft.**
Fireplaces: **4** Foundation Size: **2200 (Poured Concrete)**
Year Built: **2005** Garage: **3 Attached, Garage Door Opener, Heated, Side Entry**
Color: **Yellow** Parking: **6 Off-Street, Paved Driveway**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	16x19	Fireplace, Hard Wood Floor
Dining Room:	1	14x14	Hard Wood Floor
Family Room:	1	16x24	Fireplace, Hard Wood Floor, Balcony /Deck, Picture Window
Kitchen:	1	16x17	Hard Wood Floor, Dining Area, Balcony /Deck, Pantry, Stone / Granite / Solid Countertops, Kitchen Island
Master Bedroom:	2	19x22	Full Bath, Fireplace, Custom Built Closet / Cabinets
Bedroom 2:	2	14x13	Full Bath, Walk-in Closet, Hard Wood Floor
Bedroom 3:	2	13x14	Full Bath, Hard Wood Floor
Bedroom 4:	2	14x14	Full Bath, Walk-in Closet, Hard Wood Floor
Bedroom 5:	1	12x13	Full Bath, Hard Wood Floor
Bath 1:	1		Half Bath, Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops
Bath 2:	B		Full Bath
Bath 3:	1		Half Bath
Laundry:	2	11x10	Stone / Ceramic Tile Floor
Library:	1	14x22	Fireplace, Hard Wood Floor, Custom Built Closet / Cabinets, Picture Window
Loft:	2	16x13	Hard Wood Floor
Game Room:	B	66x24	Full Bath, Hard Wood Floor

Remarks

2005 custom built Georgian Colonial located in desirable S. Weston neighborhood at end of cul-de-sac. Privately situated on 2.46 acres with a shared tennis court/basketball court. 12 rooms; 5 bedrooms, 5 full baths. Custom granite kitchen opens to large family room with deck overlooking expansive backyard area. Library with fireplace & custom built-ins. Master with gas fireplace & dbl walk-in closets. Potential for large game room above garage area, finished basement with media/exercise area.

Features & Other Information

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Compactor, Refrigerator, Freezer, Vent Hood, Other (See Remarks)**
Area Amenities: **Tennis Court, Walk/Jog Trails, Golf Course**
Basement: **Yes Full, Finished, Walk Out, Interior Access**
Construction: **Frame**
Cooling: **Central Air**
Disclosures: **Listing broker is related to seller.**
Electric: **200 Amps**
Exclusions:
Exterior: **Clapboard**
Exterior Features: **Deck, Balcony, Tennis Court, Gutters, Prof. Landscape, Sprinkler System, Decor. Lighting**
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas**
Interior Features: **Central Vacuum, Security System, Cable Available, Sauna/Steam/Hot Tub, Wetbar, Walk-up Attic**
Lead Paint: **None**
Road Type: **Public, Publicly Maint., Cul-De-Sac**
Roof: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, Private Sewerage**
Waterfront: **No**

Tax Information

Pin #:
Map: Block: Lot:
Assessment: **\$2,487,900**
Taxes: **\$28337** Tax Year: **2011**
Book: **51152** Page: **427**
Cert:
Zoning Code: **R1**