

**Price: \$2,195,000    Address: 2 Woodbury Lane    Area: Town    Owner: Dobrowolski**

Type: Single Family    Status: Available  
 Map/Parcel: 4234/157    Lot #: 1  
 Zoning: R1/SR1    Lot Size (SF): 9,341  
 Deed: B. 371, P. 310    Lot Size (A): 0.2100  
 Wtr Frontage: None    Plan: FL 25-A  
 Water View: None    Water: Town  
 Other View: Residential    Sewer: Town  
 Year Built: 1991    Rooms: 9  
 Remodeled: 2007    Beds/Baths: 3/3  
 Furnished: Un-Furnished  
 Second Dwelling: None



Near the Lily Pond Conservation area, this gracious, custom built, three bedroom, three bath home with separate garage is not to be missed. This well-appointed property features exceptional details. Mature landscaped gardens also surround the outside dining patio. Exclusions: Two sconces in second floor hall, three sconces in rear stairwell and dining room chandelier. Owner is a MA licensed real estate salesperson. Listing Broker, Gerald Crown is related to the owner.

**1st Floor:** Two-story entry with stairs to second floor, living room with fireplace, dining room with fireplace, recently renovated kitchen with top of the line appliances and Ceasarstone countertops, utility closet with washer/dryer, bedroom, bath (s), library with gas fireplace and doors to covered porch, second staircase.

**2nd Floor:** Master bedroom with private bath (t/s), guest bedroom, guest bath (s) with linen closet and separate sitting area with vaulted ceiling, large office/studio with vaulted ceiling.

Building Information

First Floor Bedrooms: 1  
 Heating: Gas\FHW  
 Fireplaces: 3  
 Floors: Wide Pine  
 Yard: Yes  
 Parking: 2  
 Foundation: Block  
 Lead Paint: No  
 Recreation and Outdoor Spaces: Patio, Porch

Appliances and Other Amenities

Stove: Wolf  
 Refrigerator: Jenn Air  
 Dishwasher: Jenn Air  
 Washer: Maytag  
 Dryer: Maytag  
 Tv Service: Cable  
 Amenities: Alarm, Central A/C, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2012  
 Building Assessment: \$924,000  
 Land Assessment: \$1,253,300  
 Total Assessment: \$2,177,300  
 Estimated Taxes: \$7,882

Easements

Woodbury Lane Association Covenants (dues \$1000)

Other Comments

None

Condo Fees: \$1,000  
 Condo Fees Include:





