



**MLS # 71738359 - Active  
Single Family - Detached**

**4 YALE ROAD** List Price: **\$190,000**  
**Hopkinton, MA 01748**  
**Middlesex County**  
 Style: **Cottage** Total Rooms: **4**  
 Color: **Tan** Bedrooms: **1**  
 Grade School: **CtrElmwdHopkins** Bathrooms: **1f 0h**  
 Middle School: **Hopkinton** Master Bath: **No**  
 High School: **Hopkinton** Fireplaces: **0**  
 Handicap Access/Features:  
 Neighborhood/Sub-Division: **Lake Maspenock**  
 Directions: **West Main St. to South St. to Hayward (becomes Lakeshore Drive) left onto Yale Rd.**

**Remarks**

**TRANQUIL, COTTAGE-STYLE, YEAR-ROUND HOME NEAR THE LAKE. A short walk to Lake Maspenock beach with boating, water skiing, swimming, fishing, trails and more! Beautifully wooded, relaxing and enchanting level lot with single-level living in this very cute cottage/bungalow-style home. Some lake views. Cool off with a swim at the Beach very nearby. Supplemental heating with wood-burning stove. A short drive to Route 495 and the Pike. Brand new 24-Hour Super Center Food store nearby. Very convenient, very low price! Or renovate or build new on this prime, nearly 1/4-acre lot.**

**Property Information**

Approx. Living Area: **798 sq. ft.** Approx. Acres: **0.23 (10018 sq. ft.)** Garage Spaces: **0 --**  
 Living Area Includes: Heat Zones: **5 Electric Baseboard, Other (See Remarks)** Parking Spaces: **2 Off-Street**  
 Living Area Source: **Public Record** Cool Zones: **1 Window AC** Approx. Street Frontage: **60 ft**  
 Living Area Disclosures: **Additional 112 s.f. enclosed finished porch area**  
 Disclosures: **See Seller's Lead Paint Disclosure Form attached. All measurements and specs are approximate.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	18x13	Wood / Coal / Pellet Stove
Kitchen:	1	15x7	Flooring - Laminate, Balcony / Deck
Master Bedroom:	1	11x10	Closet
Bath 1:	1	9x8	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Vinyl
Laundry:	1		--
Study:	1	10x10	--
Other:	1	7x16	Balcony - Interior, Cable Hookup, Exterior Access, High Speed Internet Hookup

**Features**

Appliances: **Range, Refrigerator, Washer, Dryer**  
 Area Amenities: **Public Transportation, Shopping, Park, Conservation Area, Public School, Other (See Remarks)**  
 Basement: **No**  
 Beach: **Yes Lake/Pond, Access, Walk to**  
 Beach Ownership: **Public**  
 Beach - Miles to: **1/10 to 3/10**  
 Construction: **Frame**  
 Electric: **110 Volts, 220 Volts, Circuit Breakers, 100 Amps, 200 Amps, Other (See Remarks)**  
 Energy Features: **Insulated Windows, Storm Doors**  
 Exterior: **Clapboard**  
 Exterior Features: **Deck, Deck - Wood, Storage Shed**  
 Flooring: **Wall to Wall Carpet, Laminate, Hardwood**  
 Foundation Size: **26'x35'**  
 Foundation Description: **Other (See Remarks)**  
 Hot Water: **Electric**  
 Insulation: **Fiberglass**  
 Interior Features: **Security System**  
 Lot Description: **Wooded, Paved Drive, Level, Scenic View(s)**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **Yes**  
 Exclusions: **Portable Dishwasher, both ceiling-mounted kitchen lights & Porch fixtures, all personal property.**  
 Facing Direction: **North**  
 Home Own Assn: **No**  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features: **No**  
 Year Built: **1935** Source: **Public Record**  
 Year Built Description: **Approximate, Renovated Since**  
 Year Round: **Yes**  
 Short Sale w/Lndr.App.Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **L35 182 0**  
 Assessed: **\$204,200**  
 Tax: **\$3740.78** Tax Year: **2015**  
 Book: **63563** Page: **91**  
 Cert: **5/1/14**

Road Type: **Public, Publicly Maint.**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Sewage District: **MWRA**

Terms: **Contract for Deed**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **Yes , Lake, Public**

Zoning Code: **RLF1**

Map: **L35** Block: **182** Lot: **000**

#### **Office/Agent Information**

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**Office:** MLSLincolnWestonRealty (781) 235-7727

**Agent:** Peter Gottlieb(781) 235-7727

**Team Member:** Peter Gottlieb (781) 235-7727

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