

10 Sundance Way – Natick



WILLIAM RAVEIS
BARBER REAL ESTATE GROUP
508.653.1256 | BarberRealEstateGroup.com

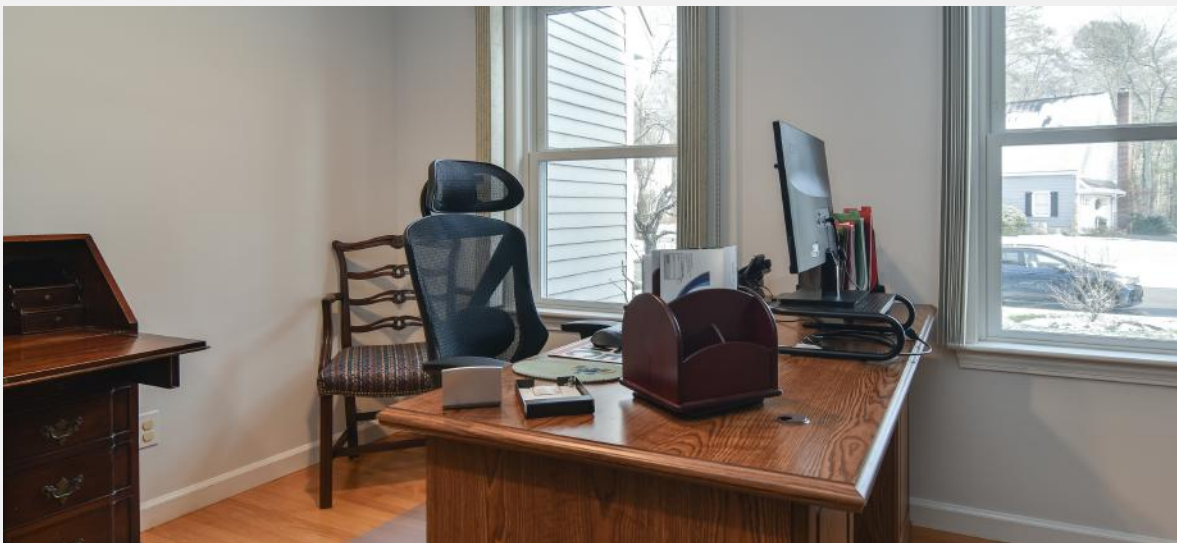
Cherished family home in Natick's desirable Hamlet Estates, this elegant custom Colonial for the first time on market, offers timeless charm with modern convenience. Recent upgrades include a young roof, refinished hardwoods, newer windows, refreshed kitchen with island & stainless steel appliances, a young oil tank, & more, making this house a breeze to move in to & make yours. The spacious landscaped yard features irrigation, a new driveway, access to the deck, & a spacious screened-in porch with TV & speakers connecting directly to the kitchen & family room—ideal for everyday living & entertaining. The fireplaced, cathedral-ceiling family room, freshly painted office, & easy flow from the kitchen to the dining & living rooms elevate the home's comfort & functionality. There are 5 bedrooms, 3 full & 2 half baths, plus a finished lower level game room and hangout space. A serene yet convenient location w access to all that Natick has to offer makes this a wonderful place to call home.



















MLS # 73459632 - New

Single Family - Detached

10 Sundance Way Natick, MA: South Natick, 01760 Middlesex County

List Price: **\$1,600,000**

Style: Colonial, Garrison

Color: gray

Total Rooms: **10**

Grade School: Memorial

Bedrooms: **5**

Middle School: Kennedy High School: NHS

Bathrooms: **3f 2h**

Approx. Acres: **0.92 (40,158 SqFt)**

Main Bath: **Yes**

Handicap Access/Features: Directions: Woodland - Juniper -

Fireplaces: **1**

Clearview - Buckskin - Sundance

Approx. Street Frontage:

Accessory Dwelling Unit: **No**

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Property Information

Approx. Living Area Total: **4,260 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Measured**

Approx. Above Grade: **3,460 SqFt**

Approx. Below Grade: **800 SqFt**

Living Area Disclosures: **listed room sizes are approximate, from measured floorplans**

Heat Zones: **Forced Air, Oil**

Cool Zones: **Central Air**

Parking Spaces: **4 Off-Street, Paved Driveway**

Garage Spaces: **2 Attached**

Disclosures: **Annual subdivision maintenance fee approx \$160**

Room Levels, Dimensions and Features

Room	Living	Level	Size	Features
Room: Dining		1	13X16	Flooring - Hardwood Flooring - Hardwood Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Slider
Room: Family		1	13X16	Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting, Slider, Stainless Steel Appliances
Room:		1	14X24	Ceiling Fan(s), Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting, Window Seat
Kitchen:		1	13X27	Closet - Walk-in, Flooring - Wall to Wall Carpet
Main Bedroom:		2	20X22	Closet, Flooring - Wall to Wall Carpet
Bedroom 2:		2	14X15	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:		2	10X11	Closet, Flooring - Wall to Wall Carpet
Bedroom 4:		2	13X14	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bedroom 5:		2	13X14	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 1:		1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub, Flooring - Stone/Ceramic Tile
Bath 2:		2		Closet, Flooring - Stone/Ceramic Tile
Bath 3:		2		Bathroom - Full, Bathroom - With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile
Laundry:		1		Bathroom - Half
Bathroom:		2		Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Bathroom:		B		Closet, Flooring - Hardwood
Game Room:		B		Ceiling Fan(s), Flooring - Hardwood, Recessed Lighting
Foyer:		1	24X41	Closet, Flooring - Stone/Ceramic Tile, Exterior Access
Office:		1		
Mud Room:		1	13X15	
			7X21	

Features

Appliances: **Wall Oven, Dishwasher, Countertop Range, Refrigerator, Washer, Dryer, Vent Hood**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Conservation Area, House of Worship, Private School, Public School**

Basement: **Yes Full, Finished, Walk Out, Interior Access, Radon Remediation System**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Prog. Thermostat**

Exterior: **Wood**

Exterior Features: **Porch - Enclosed, Deck, Gutters, Storage Shed, Sprinkler System**

Flooring: **Tile, Wall to Wall Carpet, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Tank**

Lot Description: **Wooded, Paved Drive, Easements**

Road Type: **Paved, Cul-De-Sac, Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Home Own Assn:

Lead Paint: **None**

UFFI: Warranty Features:

Year Built: **1993** Source: **Public**

Record

Year Built Description: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **M:00000052 P:00000168**

Assessed: **\$1,365,200**

Tax: **\$16,328** Tax Year: **2025**

Book: **58684** Page: **162**

Cert:

Zoning Code: **RSB**

Map: Block: Lot:

Office/Agent Information

Office: William Raveis R.E. & Home Services (781) 235-5000

Agent: Barber Real Estate Group (508) 653-1256

Team Member(s): Anna Borelli (617) 921-5955

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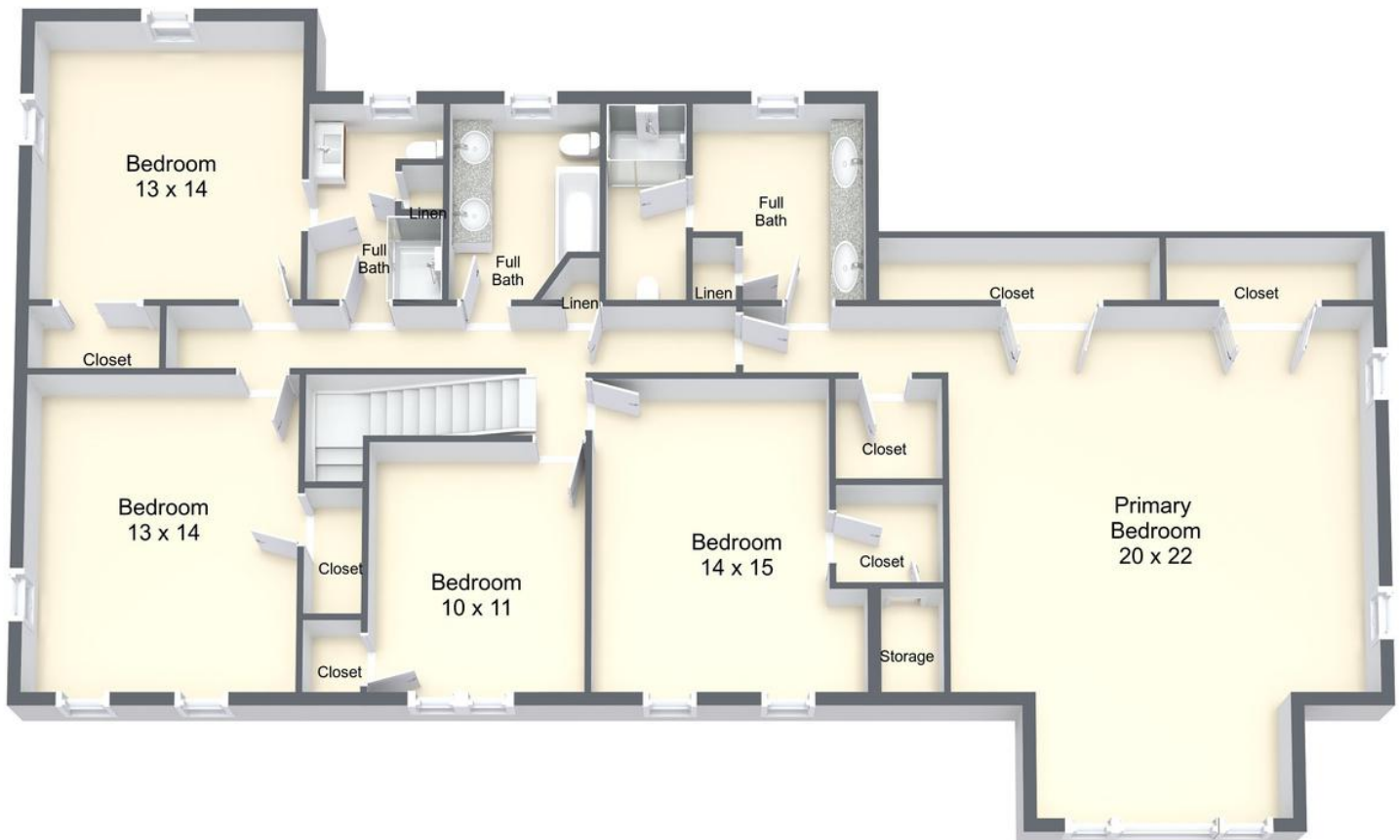


*Plans are for marketing purposes only, all dimensions are approximate and all rooms sizes are rounded up or down.



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Anna Borelli – Sales Associate

Anna has been a full-time real estate agent since 2001 and is proudly servicing the MetroWest area of Boston, which is where she also currently lives.

While Anna's successful business is mainly based on repeat customers and referrals from prior clients, friends and family, something which she does not take for granted, she greatly enjoys helping new customers as well.

Anna's natural Scandinavian calm gives you a steady guide throughout the home buying and selling process. In Sweden, there's a word that is used quite often that we all strive for; 'Lagom' meaning it's just right, the perfect fit and balance. If you hear Anna say that this house is 'Lagom', then it's the perfect match for you!



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NATICK, MASSACHUSETTS

ABOUT NATICK

Small Town Charm and a Tight-Knit Community

This wonderful community, with its history and character offers small town appeal, but with a quick commute into Boston it is growing quickly, and considered a wonderful place to settle in..... while you still can.

A blend of old-world charm and modern construction, Natick offers a balanced variety of public services, shopping facilities and entertainment, it also has a newer built public high school and is home to many private schools.

There are also plenty of things to do and see around town like The Center For Arts, Broadmoor Wildlife Sanctuary, Natick Community Organic Farm, Sassamon Trace golf course, Memorial Beach and The Natick Common - that hosts a farmers market every Saturday year-round. We have classic Holiday town parades, and the Boston Marathon route runs through our very special town.

With two commuter rail stops, and quick access to the major arteries out of town, the commute to the big city is only minutes away. While that is all convenient, of course, we love it here at home, and aren't always in a rush to leave. Welcome home!



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