



# 79 Speen Street | Natick



**WILLIAM RAVEIS**  
**BARBER REAL ESTATE GROUP**  
508.653.1256 | [BarberRealEstateGroup.com](http://BarberRealEstateGroup.com)

### Single Family - Detached



**79 Speen St**  
**Natick, MA 01760-4151**  
**Middlesex County**  
Style: **Colonial**  
Color:  
Grade School: **Memorial**  
Middle School: **Kennedy**  
High School: **NHS**  
Approx. Acres: **0.38 (16,606 SqFt)**  
Handicap Access/Features:  
Directions: **Speen St south of Pond**

List Price: **\$1,645,000**

Total Rooms: **9**  
Bedrooms: **4**  
Bathrooms: **2f 1h**  
Main Bath: **Yes**  
Fireplaces: **1**  
Approx. Street Frontage:  
Accessory Dwelling Unit: **No**

**Stunning move in ready new construction in convenient Natick location by one of the area's top builders! This spacious home offers a transitional floorplan with rich details, a high-end kitchen, beautiful eat-at island, butler's pantry, dining room, fireplaced family room, mudroom with built-ins, stylish powder room, and a private office with direct access to the wraparound porch. Upstairs features a luxurious primary suite with an expansive walk-in closet and spa-like bath, plus three additional bedrooms, a full bath, and laundry. Hardwood floors throughout most of the home highlight the quality craftsmanship and thoughtful design. Full basement for storage or future expansion. A generous yard could allow for an ADU or home business.**

### Property Information

Approx. Living Area Total: **3,868 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Other**  
Approx. Above Grade: **3,868 SqFt** Approx. Below Grade:  
Living Area Disclosures: **per architectural plan and includes 528sqft garage**  
Heat Zones: **Forced Air** Cool Zones: **Central Air**  
Parking Spaces: **4 Off-Street, Paved Driveway** Garage Spaces: **2 Attached, Garage Door Opener, Side Entry**  
Disclosures: **Construction 2025 complete 2026**

### Room Levels, Dimensions and Features

| Room          | Level | Size  | Features Flooring - Hardwood Fireplace, Flooring - Hardwood, Recessed Lighting Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Exterior Access, Recessed Lighting, Stainless Steel Appliances, Walk-in Storage Bathroom - Full, Closet - Linen, Closet - Walk-in, Flooring - Hardwood, Recessed Lighting Closet - Walk-in, Flooring - Hardwood, Recessed Lighting Closet, Flooring - Hardwood Closet, Flooring - Hardwood Bathroom - Half, Flooring - Stone/Ceramic Tile Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Soaking Tub Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid Flooring - Stone/Ceramic Tile, Laundry Sink Flooring - Hardwood, Deck - Exterior, Recessed Lighting Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Deck-Exterior |
|---------------|-------|-------|---|
| Dining Room:  | 1     | 12X15 |   |
| Family Room:  | 1     | 15X18 |   |
| Kitchen:      | 1     | 15X24 |   |
| Main Bedroom: | 2     | 13X16 |   |
| Bedroom 2:    | 2     | 15X17 |   |
| Bedroom 3:    | 2     | 12X15 |   |
| Bedroom 4:    | 2     | 12X14 |   |
| Bath 1:       | 1     |       |   |
| Bath 2:       | 2     |       |   |
| Bath 3:       | 2     |       |   |
| Laundry:      | 2     |       |   |
| Office:       | 1     | 14X14 |   |
| Mud Room:     | 1     | 9X18  |   |

### Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Vent Hood**  
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School, T-Station**  
Basement: **Yes Full, Interior Access, Bulkhead**  
Beach: **Yes Lake/Pond**  
Beach - Miles to: **1 to 2 Mile**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Patio, Gutters, Sprinkler System**  
Flooring: **Tile, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Lot Description: **Paved Drive**  
Road Type: **Public, Paved**  
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: **2025** Source:  
**Builder**  
Year Built Description: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

### Tax Information

Pin #: **M:00000049**  
**P:00000145**  
Assessed: **\$535,400**  
Tax: **\$6,403** Tax Year: **2025**  
Book: **82200** Page: **166**  
Cert: **000000000129231**  
Zoning Code: **CII**  
Map: Block: Lot:



79 Speen St, Natick, MA 01760-4151

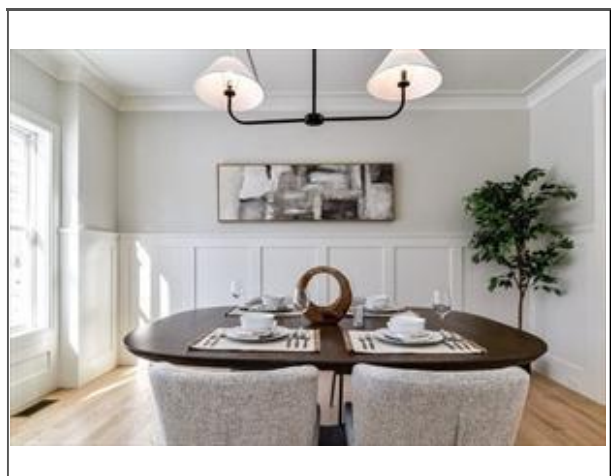
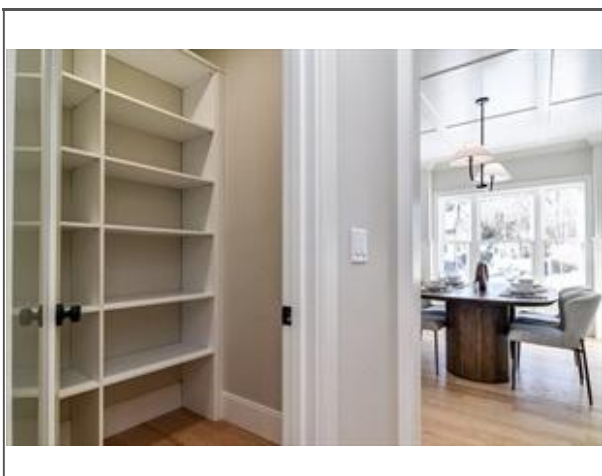
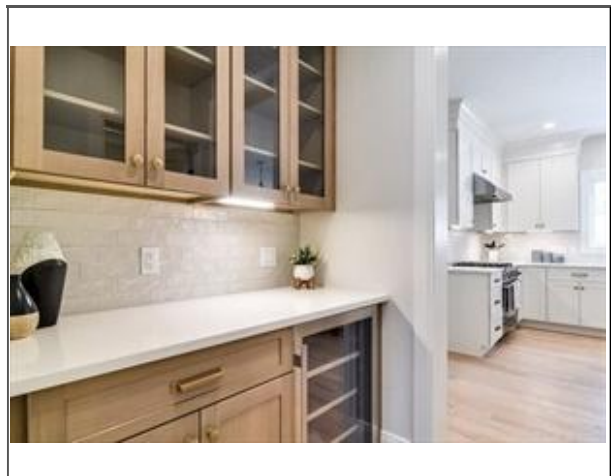
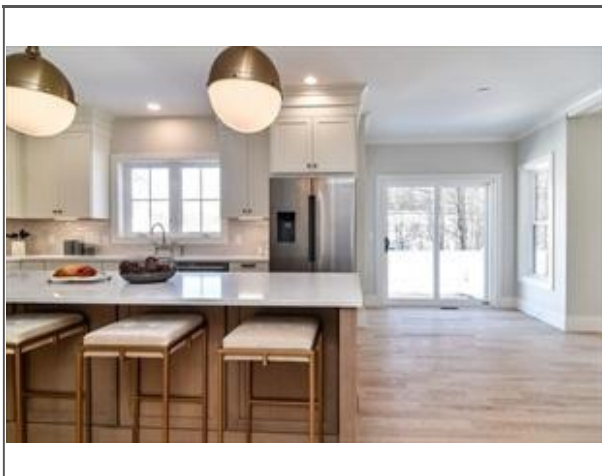
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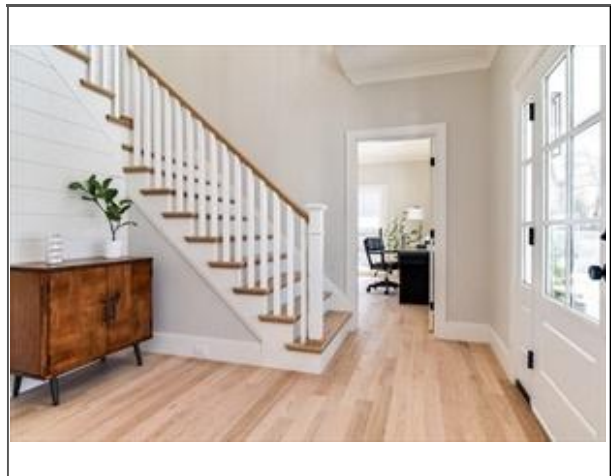
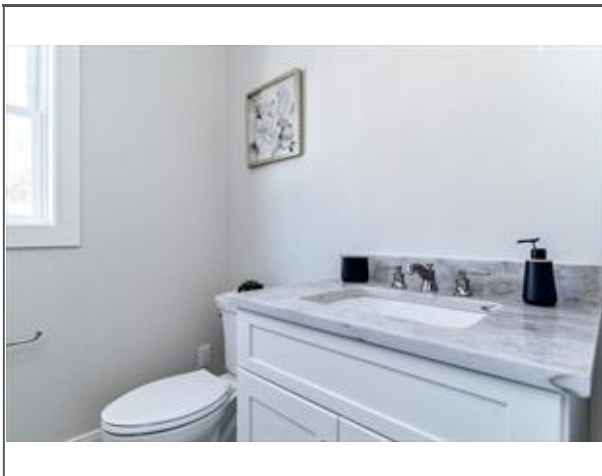
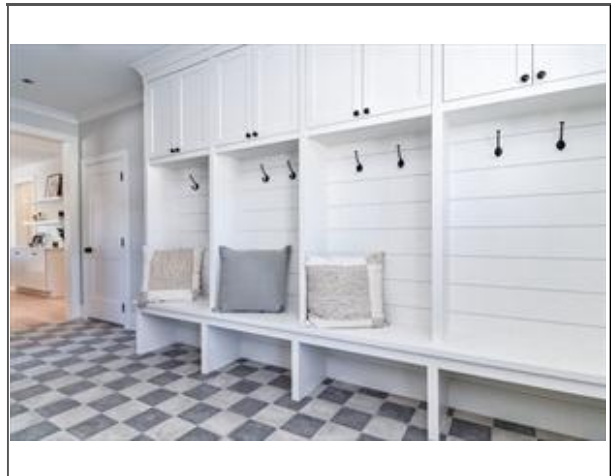
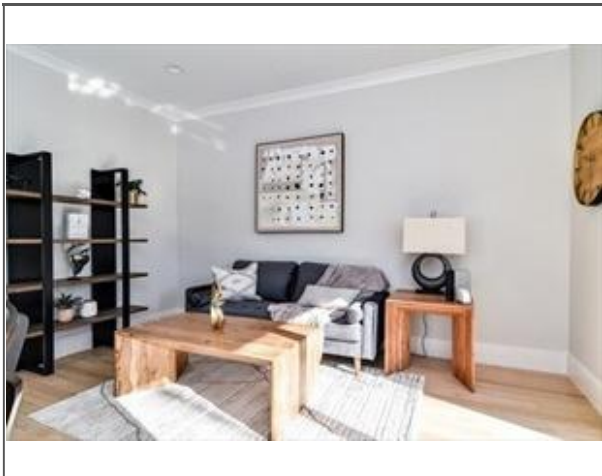
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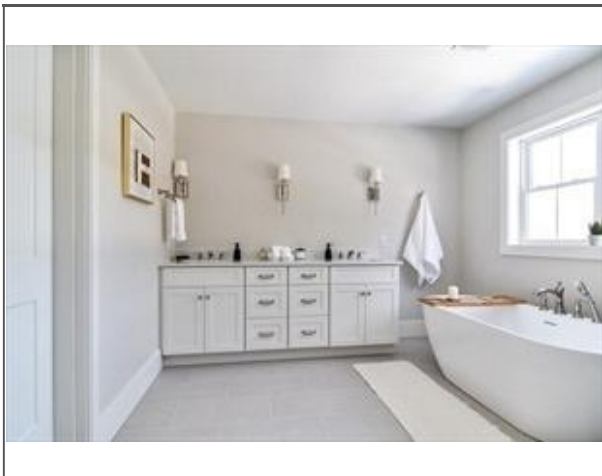
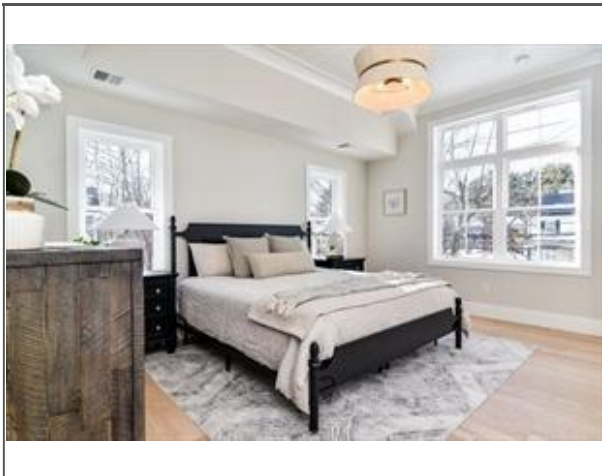
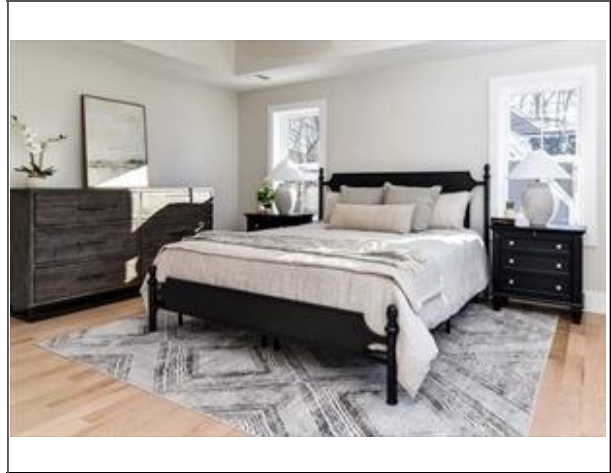
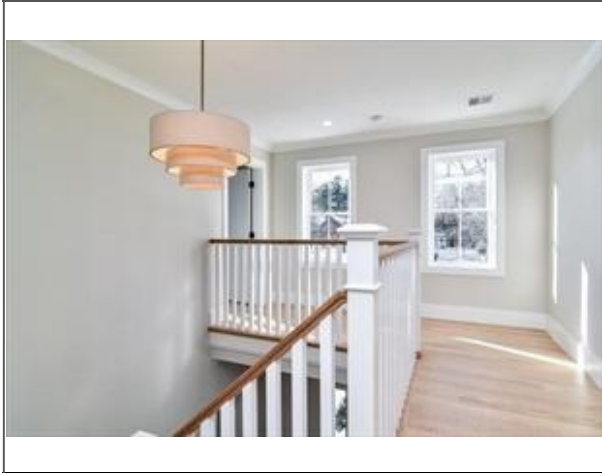


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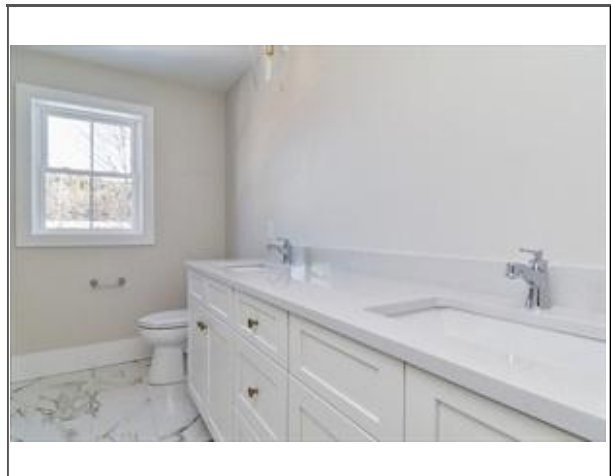
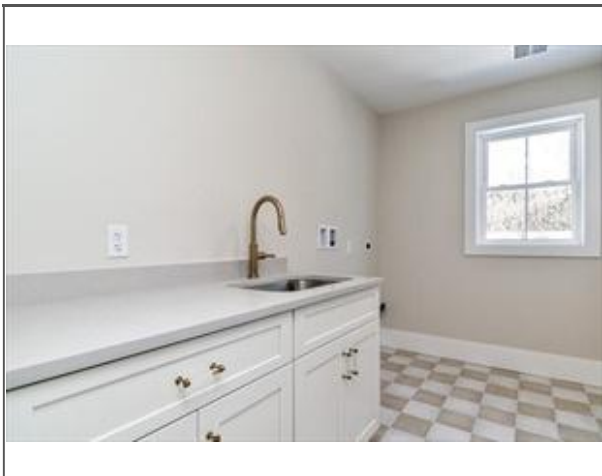
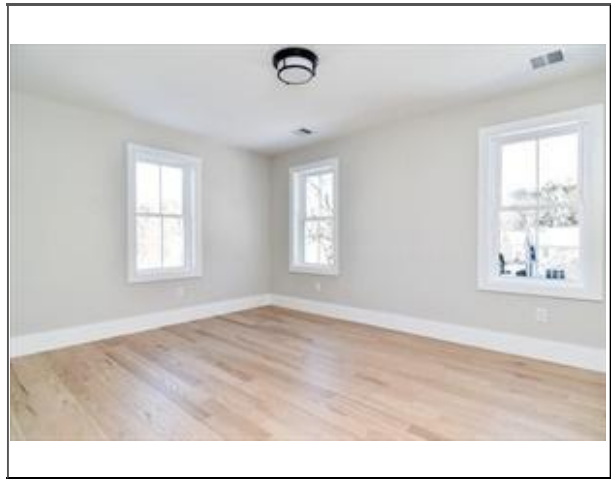
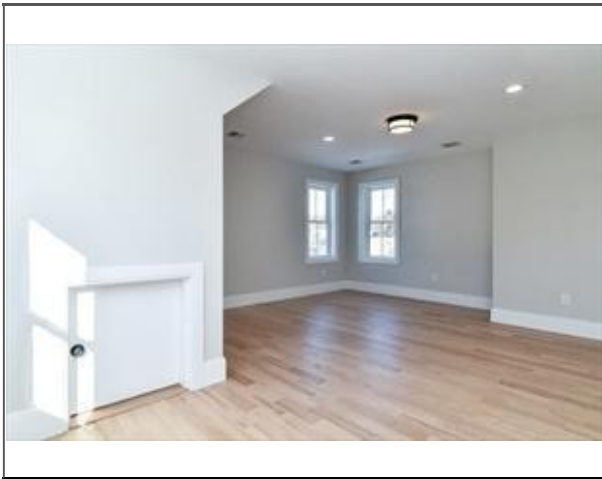
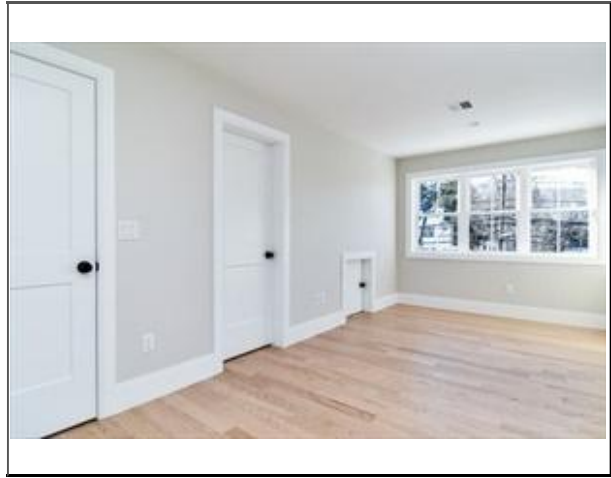
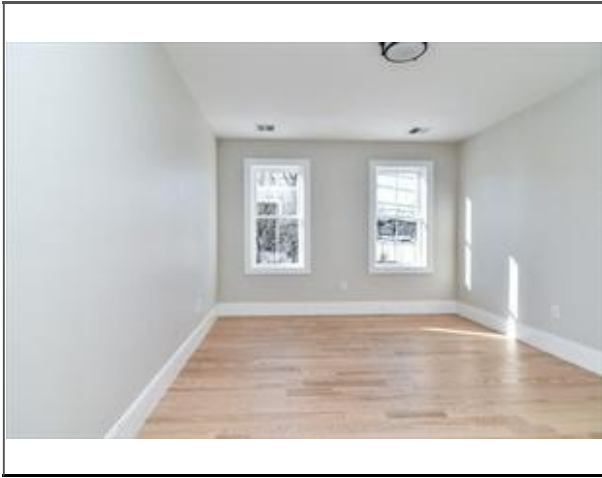
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\*Plans are for marketing purposes only, all dimensions are approximate and all rooms sizes are rounded up or down.



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Field Resources, Inc.  
LAND SURVEYORS

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# SILVA

Development

**MOTA**  
CONSTRUCTION  
CORP.



Silva Development LLC./Mota Construction Corp. have been creating beautiful homes in greater Metrowest for over 20 years, building a rock solid reputation for high quality craftsmanship, and getting the results that their clients are looking for.

The Silva team will coordinate and implement each phase of the timely construction of your project. Being well established in the industry, they hire the best sub-contractors, specialists, and craftsmen in the area.

Leo loves to please his clients, and bring their dreams to reality. That is what drives him, and has brought the Silva Development/Mota Construction Corp. to what it is today, your best choice in home construction and remodeling.



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# STEPHANIE BARBER

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## Stephanie Barber – Sales Associate

Whether you are buying your first home or selling your current home to suit your lifestyle, Stephanie is completely qualified to assist you every step of the way.

As a longtime resident and business owner in the Metro West area, her extensive experience helps her clients find the right home and make the most of their property investment.

Stephanie's experience as a residential home builder provides a unique guidance across the entire real estate process, from identifying opportunities for development, to renovating older properties, to buying and selling existing homes. She has been a part of every aspect of this process and now her clients can benefit from her knowledge as she carefully oversees the entire team.

Every detail is important, that's why Stephanie takes care of all her clients to ensure that their experience with the Barber Real Estate Group is as smooth as possible.



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# ANNA BORELLI

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Instagram – annaborelli\_realtorma



## **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

*SmallTown Charmandra  
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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