



79 Speen Street | Natick



WILLIAM RAVEIS
BARBER REAL ESTATE GROUP
508.653.1256 | 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
Dining Room:	1	12X15	Flooring - Hardwood, Fireplace, Flooring - Hardwood, Recessed Lighting, Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island,
Family Room:	1	15X18	Breakfast Bar / Nook, Exterior Access, Recessed Lighting, Stainless Steel Appliances, Walk-in Storage, Bathroom - Full, Closet - Linen, Closet - Walk-in, Flooring - Hardwood, Recessed Lighting
Kitchen:	1	15X24	Storage, 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
Main Bedroom:	2	13X16	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bedroom 2:	2	15X17	Flooring - Hardwood, Deck - Exterior, Recessed Lighting
Bedroom 3:	2	12X15	Laundry Sink
Bedroom 4:	2	12X14	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Deck - Exterior
Bath 1:	1		
Bath 2:	2		
Bath 3:	2		
	2		
Laundry:	1		
Office:	1	14X14	
Mud Room:		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

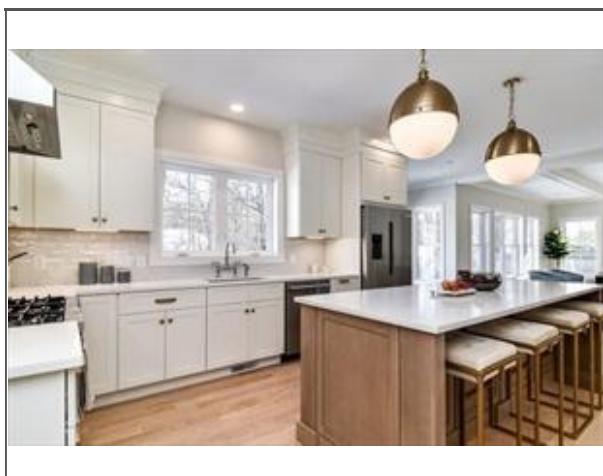
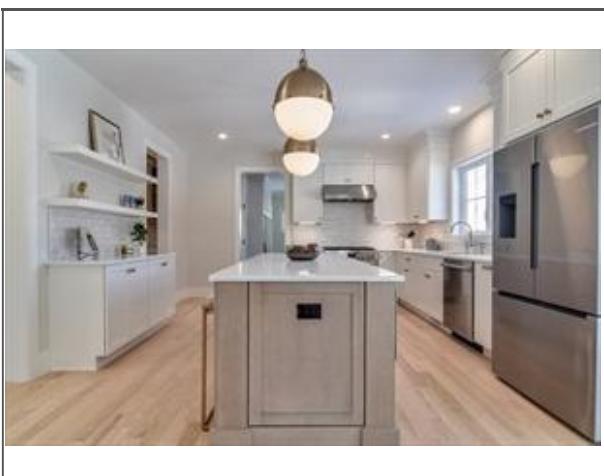
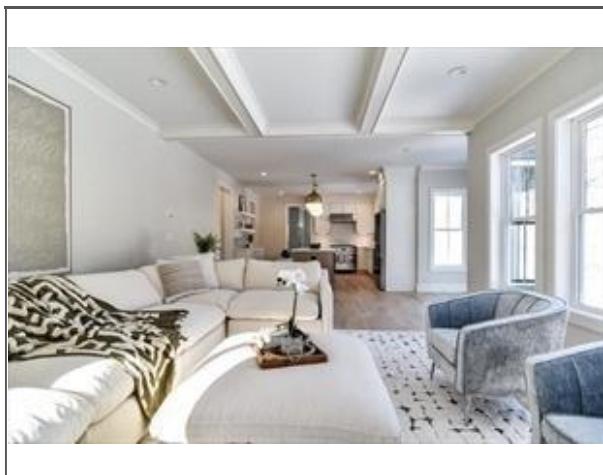
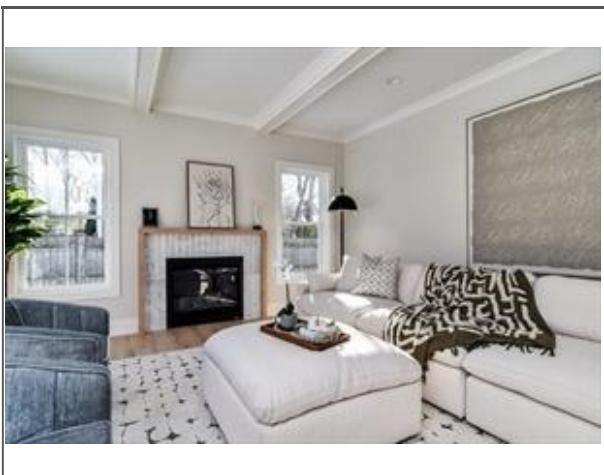
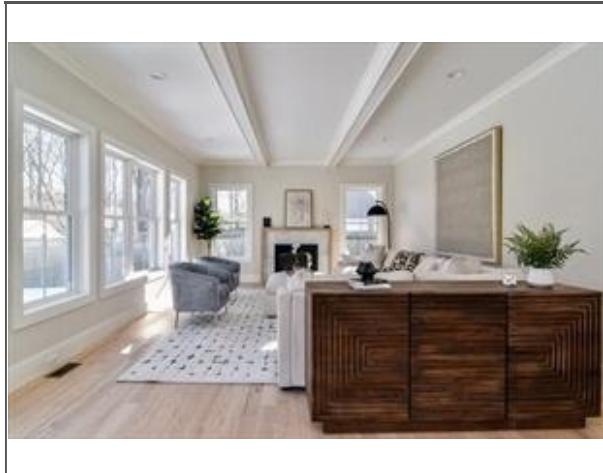
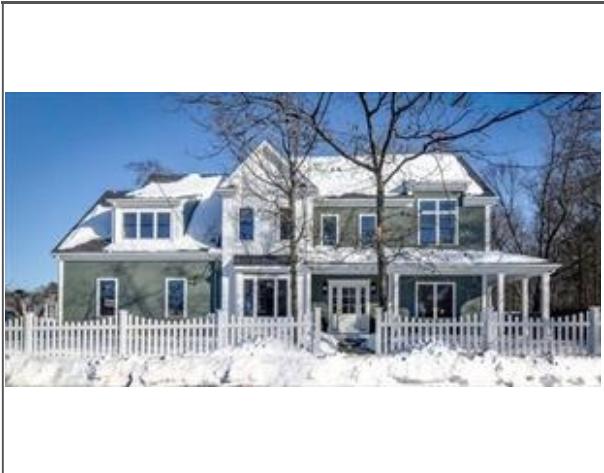
Cert: 000000000129231

Zoning Code: CII

Map: Block: Lot:

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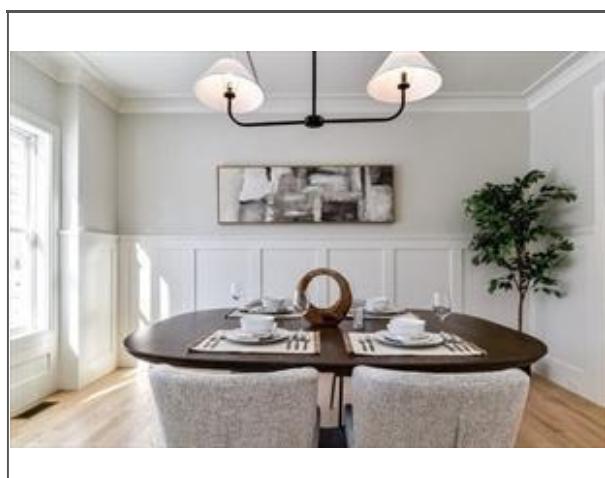
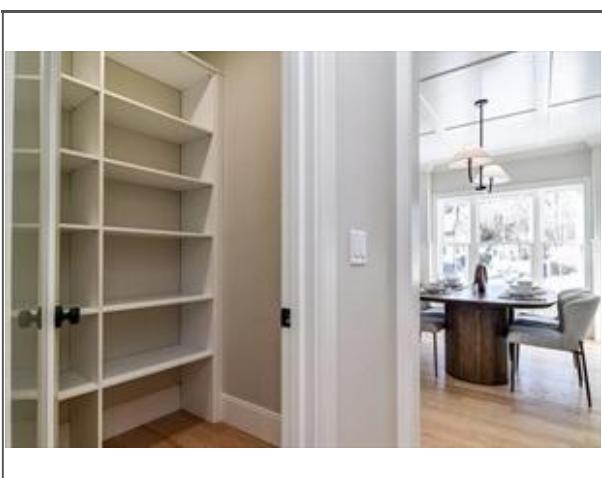
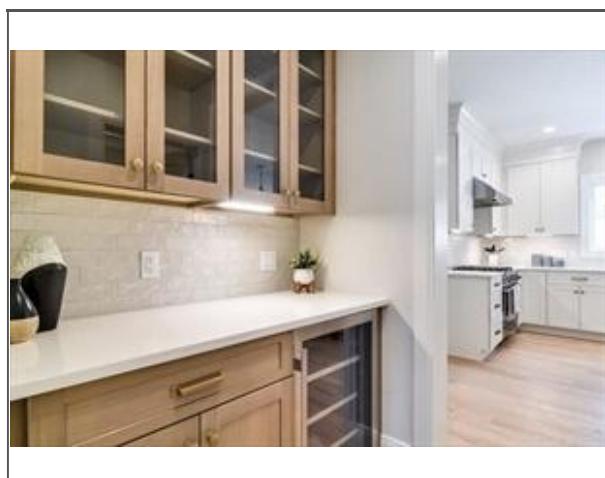
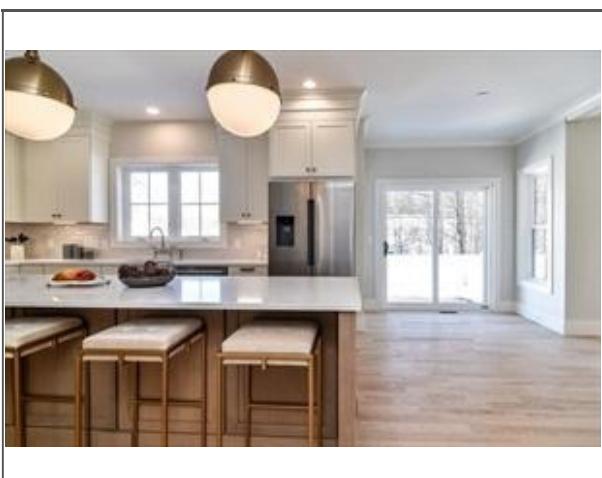
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List Price: \$1,645,000



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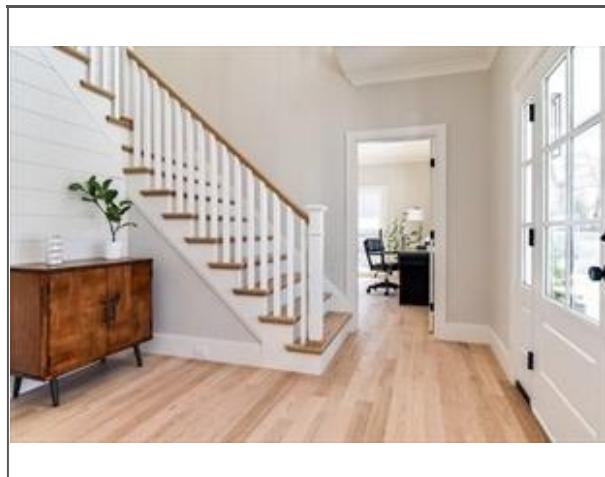
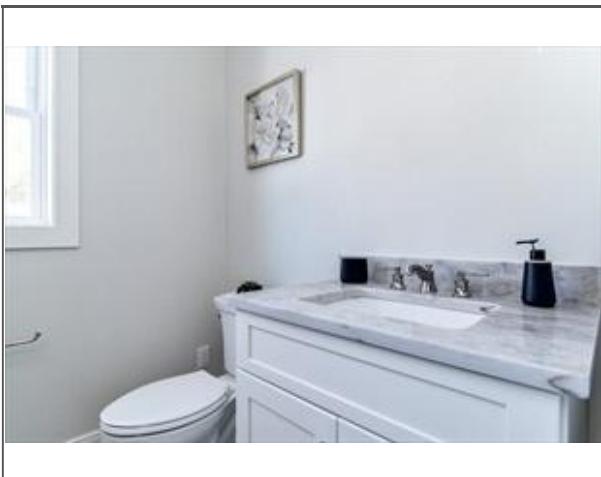
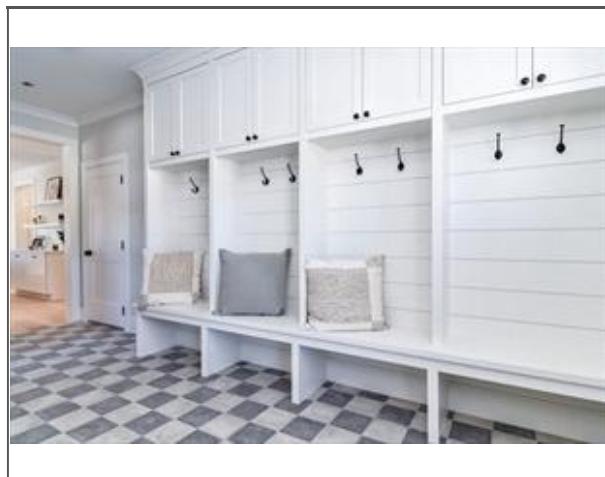
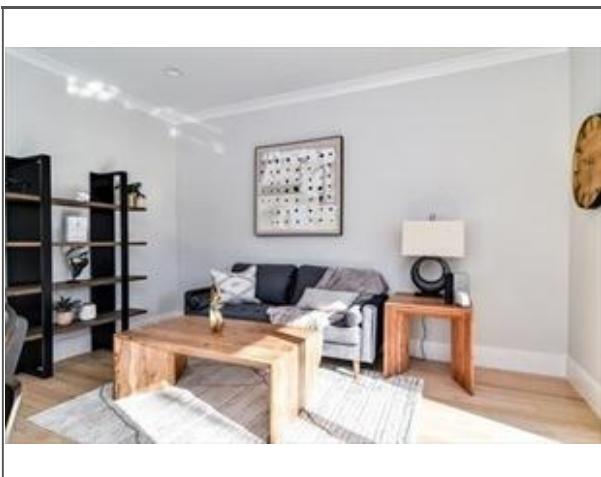
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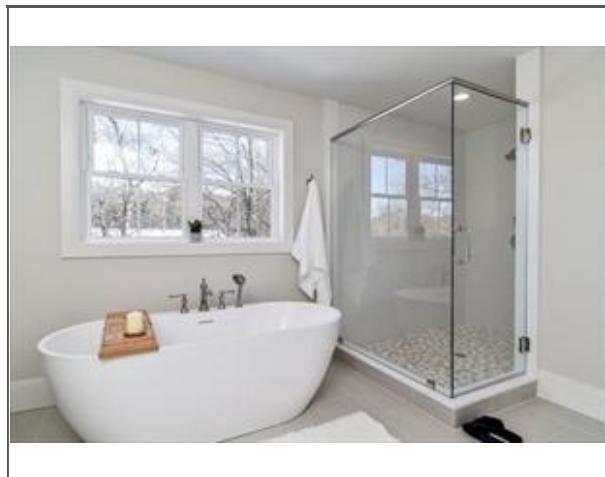
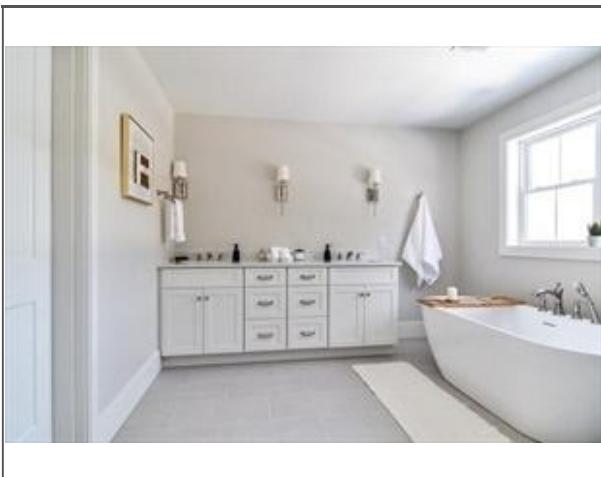
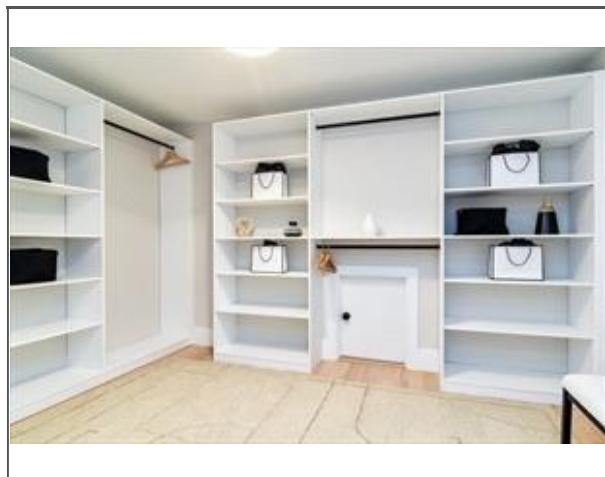
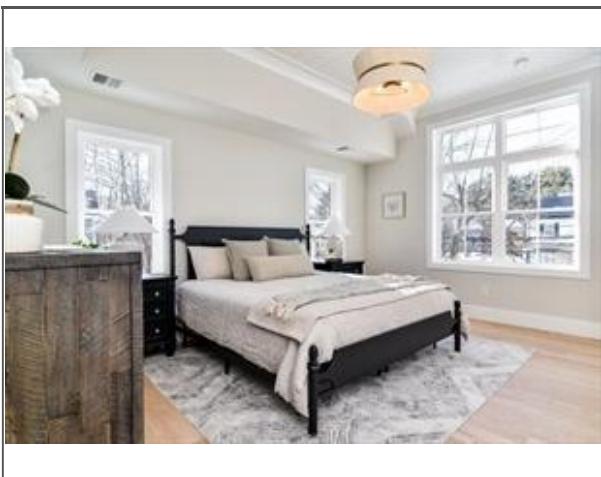
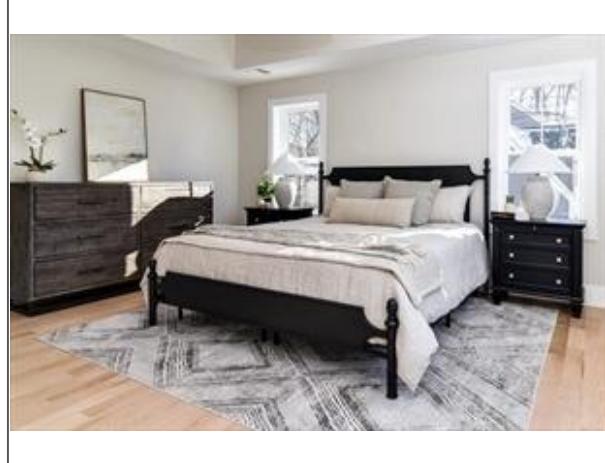
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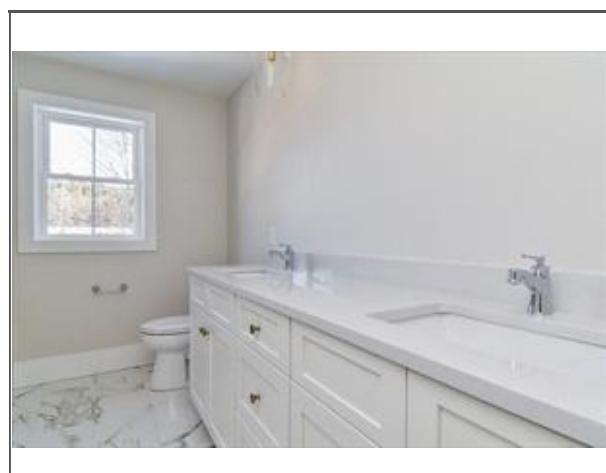
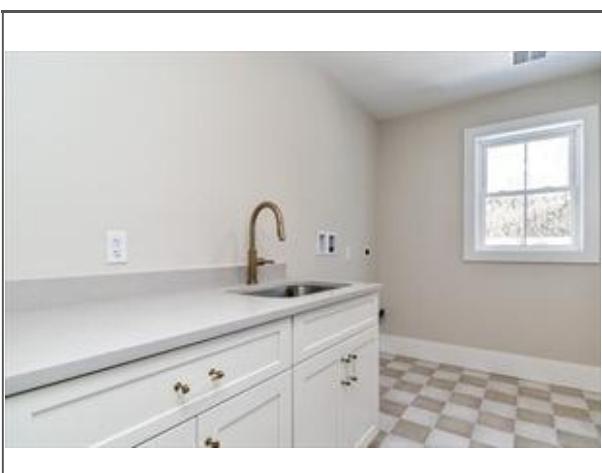
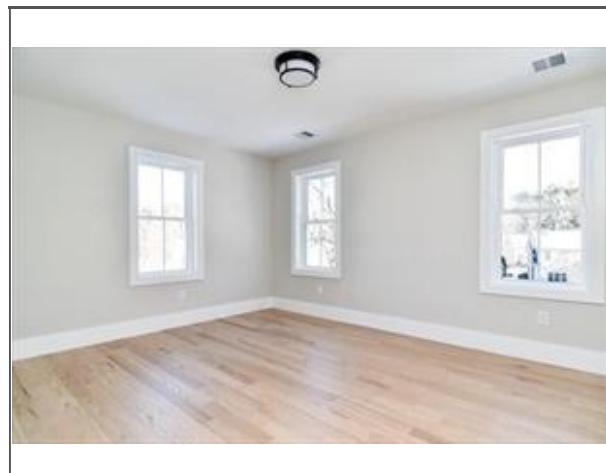
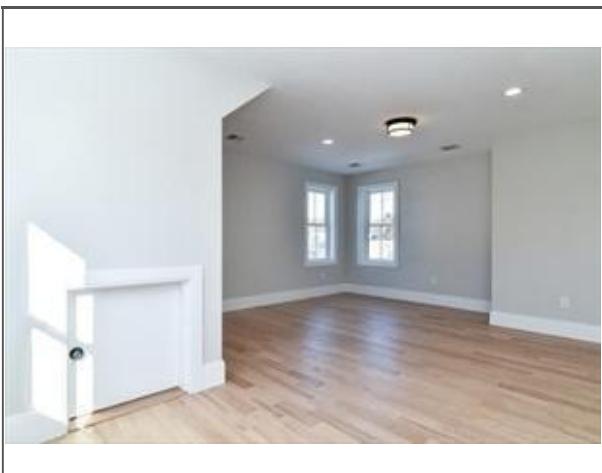
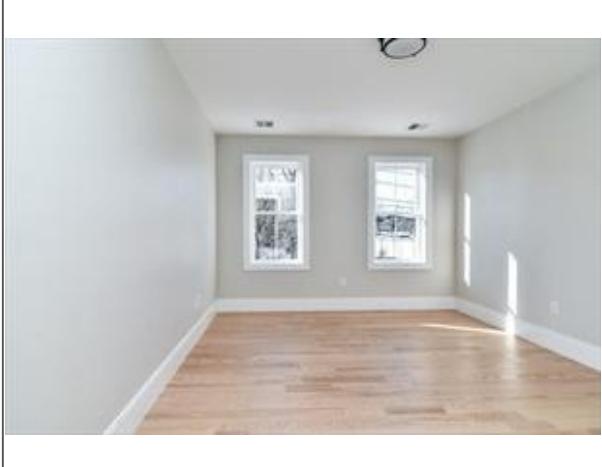
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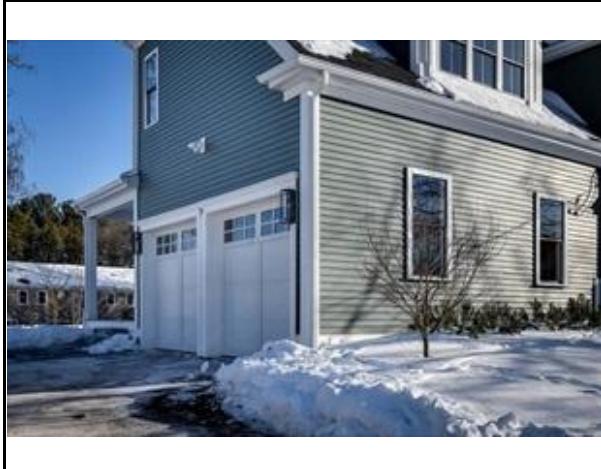
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*Plans are for marketing purposes only, all dimensions are approximate and all room sizes are rounded up or down.



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PSR TRUST *N/F* *COMM.* *II* *RSA* *50-81'*

99 12'

ZONING INFORMATION: SINGLE RESIDENCE A (BSA)

ZONING INFORMATION: COMMERCIAL II (CII)	
MINIMUM LOT AREA	PROPOSED 16,606 SF
MINIMUM LOT FRONTAGE.....	AS BUILT 16,606 SF.
MINIMUM FRONT SETBACK.....	158.42 FEET
MINIMUM SIDE YARD.....	30.2 FEET
MINIMUM REAR YARD	38.0 FEET
MINIMUM LOT AREA	PROPOSED 16,606 SF
MINIMUM LOT FRONTAGE.....	AS BUILT 16,606 SF.
MINIMUM FRONT SETBACK.....	158.42 FEET
MINIMUM SIDE YARD.....	30.8 FEET
MINIMUM REAR YARD	38.2 FEET

99.86 98.75' $R=49.90$ $R=49.90$ 59.67' STREET

50
R=499.20

⑩
R=499.20

AS BUILT FOUNDATION
CERTIFICATION PLAN
79 SPEEN STREET
Natick, MASS.

Field Resources, Inc.
LAND SURVEYORS

JOB NO. 118-23



A vertical graphic scale with a black and white checkered pattern. The scale is labeled 'GRAPHIC SCALE' at the top. Numerical markings are present at 0, 10, 20, and 40, with intermediate tick marks at 20 mm intervals. The scale is 20 mm long.

GRAPHIC SCALE

118-23



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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Silva Development LLC/Mota Construction Corp
65 Cape Road
Mendon, MA 01756

STEPHANIE BARBER

REAL ESTATE AGENT

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William Raveis RE
Instagram - @barberrealestategroup



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

REAL ESTATE AGENT

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Anna.Borelli@raveis.com

617-921-5955

Facebook.com/AnnaBorelliRealEstate

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 Charmania 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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ANNA BORELLI
real estate agent

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