

**5 Sandy Pond Lane  
Easton, MA 02356  
Single Family**

MLS #: **73156726** Status: **New**  
List Price: **\$950,000**  
List Date: **9/7/2023**  
Area: Off Market Date:  
List\$/Sq. Ft.: **\$356.74**  
Days on Market (Total): **0** Days on Market (Office): **0**

**Property Features**

Rooms: **11** Style: **Colonial**  
Bedrooms: **4** Type: **Detached**  
Baths: **2f 1h** Approx. Acres: **0.46 (20,000 SqFt)**  
Main Bath: **Yes** Approx. Living Area Total: **2,663 SqFt**  
Fireplaces: **1** Living Area Includes Below-Grade SqFt: **No**  
Year Built: **1997** Approx. Above Grade: **2,663 SqFt**  
Color: Approx. Below Grade: **650 SqFt**  
Garage: **2 Attached, Under**  
Parking: **4 Off-Street, Improved Driveway**  
Handicap Access/Features:  
Foundation: **Poured Concrete**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1	13X15	Flooring - Hardwood, French Doors
Dining Room:	1	13X13	Flooring - Hardwood
Family Room:	1	16X25	Fireplace, Ceiling - Cathedral, Flooring - Hardwood
Kitchen:	1	25X13	Flooring - Stone/Ceramic Tile, Dining Area, Balcony / Deck, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Exterior Access, Slider
Main Bedroom:	2	15X18	Bathroom - Half, Bathroom - Double Vanity/Sink, Ceiling - Vaulted, Closet - Walk-in, Closet, Flooring - Hardwood, Hot Tub / Spa, Recessed Lighting
Bedroom 2:	2	11X15	Ceiling - Vaulted, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Picture
Bedroom 3:	2	12X14	Closet/Cabinets - Custom Built, Flooring - Hardwood
Bedroom 4:	2	11X13	Closet/Cabinets - Custom Built, Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Ceiling - Vaulted, Closet, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile
Laundry:	2		
Home Office:	1	11' 6X11' 6	Flooring - Hardwood
Exercise Room:	B	15X26	Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bonus Room:	B	12X13	Closet - Cedar, Closet, Flooring - Wall to Wall Carpet

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Water Treatment**  
Area Amenities: **Walk/Jog Trails, Conservation Area**  
Basement: **Yes Partially Finished, Interior Access, Garage Access, Radon Remediation System**  
Cooling: **Central Air**  
Exclusions: **Washer, dryer and hot tub ( two years old) may be negotiable**  
Exterior Features: **Porch, Deck, Patio, Professional Landscaping, Sprinkler System**  
Heating: **Gas**  
Lead Paint: **None**  
Living Area Disclosures: **Floor plan measurements are rounded. Buyer should verify. Floor plans attached for reference**  
Road Type: **Public**  
Sewer Utilities: **Private Sewerage - Title 5: Pass**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

**Nestled on a corner-lot within a coveted neighborhood, this central-hall colonial-style home extends a warm welcome with its freshly painted, light interior. Upgrades include a water filtration system, bamboo flooring, a newer roof & heating system, replacement windows, & an exquisite patio. The kitchen boasts white cabinets, granite countertops, SS appliances, a large breakfast bar & prep island, PLUS ample room for a full-sized kitchen table. Made for entertaining, the kitchen effortlessly flows into the formal dining room, an expansive family room, AND a rear deck. This level also includes a home office & a cozy living room. Upstairs has four generously proportioned bedrooms & a convenient laundry area. The main bedroom is graced by a tray ceiling, recessed lighting, a spacious ensuite with a jacuzzi tub, walk-in shower & dual sinks. Plus a large walk-in closet. Additional space awaits in the finished basement, and the private backyard sets the stage for relaxation and entertainment**

**Tax Information**

2023 Taxes: **\$9,841** Assessment: **\$674,500** Cert: Zoning Code: .  
Pin #: Map: Block: Lot: Book: **12322** Page: **49**

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2.25%** Facilitator: **TBN**  
Compensation Based On: **Net Sale Price**

**Listing Information**

Directions: **Off Fairfield - GPS friendly address**  
Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No** Original Price: **\$950,000**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Agent, Accompanied Showings,**  
 **Schedule with Homesnap Showings**  
Showing: Facilitator: **Call List Agent, Accompanied Showings,**  
 **Schedule with Homesnap Showings**  
Special Showing Instructions: **Showings start at open house Sat Sep 9th. 24 hrs noticed needed for midweek, private showings.**  
Firm Remarks: **An additional refrigerator in the garage is included in the sale. Offers should be emailed to - Isobellsellshomes@gmail.com. Depositlink is available & copies of checks are not required. Pre-approval MUST be dated within last 14 days. Offers will be presented at 7pm on Sep 13th**  
Disclosures: **Basement heated by electric baseboard**  
Listing Office: **Bella Real Estate** (508) 269-0509 Listing Agent: **Isobel Wilson** (508) 269-0509  
Team Member(s): **John Wilson** (781) 690-4297













