



Waterfront

MLS # 72806947 - New
Single Family - Detached

21 Courtney Place
North Attleboro, MA 02760
Bristol County

Style: Cape
Color: Gray
Grade School: Falls
Middle School: NAMS
High School: NAHS & private

Handicap Access/Features:
Directions: John Rezza Dr ,to Mount Hope St, To Mohawk Dr

List Price: \$1,375,000

Total Rooms: 10
Bedrooms: 4
Bathrooms: 3f 2h
Master Bath: Yes
Fireplaces: 3

Remarks

A PERFECT WATERFRONT RETREAT! Dreams come true at this waterfront abode with a private dock on Lower Falls Pond. Kick back & relax on the expansive brick patio or take a dip in the in-ground heated pool. Inside, the state-of-the-art gourmet kitchen with an oversized island inspires unlimited meals & gatherings. The gleaming SS appliances will remain & include a Sub Zero Refrigerator, Thermador Gas Range, JennAir Electric Wall Oven & Microwave, Thermador Dishwasher, & a beverage fridge. The ground floor master suite offers privacy, a gas fireplace, two walk-in closets & full bath with laundry. Gather in the Great Room which offers a custom two-story, stone gas fireplace & wood mantle, exposed wood beams with cathedral ceilings, and large windows and French doors inviting you to gaze out at your exclusive waterfront view.. Working from home? You can check that box too. Choose from an executive office space or bonus room currently pilates studio. You won't want to miss this elegant home.

Property Information

Approx. Living Area: 4,500 Sq. Ft.

Approx. Acres: 0.6 (26,136 Sq. Ft.)

Garage Spaces: 2 Attached, Garage Door Opener, Side Entry, Oversized Parking

Living Area Includes:

Heat Zones: 6 Forced Air, Hot Water Baseboard, Gas

Parking Spaces: 6 Off-Street

Living Area Source: Other

Cool Zones: 3 Central Air

Approx. Street Frontage:

Living Area Disclosures: Buyer/buyer agent should confirm all measurements

Disclosures: Sellers prefer a closing after June 24th. Pool table, Treadmill, cross trainer & garage fridge convey as gifts.

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|-------|------------|--|
| Living Room: | 1 | 18'4X14 | Fireplace, Flooring - Hardwood |
| Dining Room: | 1 | 13X16'4 | Flooring - Hardwood, Window(s) - Bay/Bow/Box, French Doors, Recessed Lighting, Crown Molding, Decorative Molding |
| Family Room: | 1 | 24'6X20'10 | Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Closet, Flooring - Hardwood, French Doors, Deck - Exterior, Exterior Access |
| Kitchen: | 1 | 22'5X15'7 | Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, French Doors, Kitchen Island, Exterior Access, Recessed Lighting, Remodeled, Stainless Steel Appliances, Wine Chiller |
| Master Bedroom: | 1 | 20'4X14'4 | Bathroom - Full, Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Closet/Cabinets - Custom Built, Main Level, Deck - Exterior, Exterior Access, Recessed Lighting |
| Bedroom 2: | 2 | 14'3X14'1 | Closet, Flooring - Wall to Wall Carpet |
| Bedroom 3: | 2 | 12X14'6 | Closet, Flooring - Wall to Wall Carpet |
| Bedroom 4: | 2 | 13'8X13'10 | Closet, Flooring - Wall to Wall Carpet |
| Bath 1: | 1 | | Bathroom - With Shower Stall |
| Bath 2: | 2 | | Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - With Tub, Dryer Hookup - Electric, Washer Hookup |
| Bath 3: | 1 | | Bathroom - Half, Closet - Linen |
| Bonus Room: | 2 | 17'1X23'5 | Closet/Cabinets - Custom Built, Recessed Lighting |
| Exercise Room: | B | 21'6X24'3 | - |
| Home Office: | 1 | 12'1X13'10 | Closet, Flooring - Hardwood, Recessed Lighting, Crown Molding |
| Media Room: | B | 23'11X13'9 | Flooring - Wall to Wall Carpet, Recessed Lighting |
| Game Room: | B | 15'8X13'9 | Flooring - Wall to Wall Carpet, Recessed Lighting |
| Bathroom: | B | | Bathroom - Half |

Features

Appliances: Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Water Treatment, Refrigerator - Wine Storage, Vent Hood

Basement: Yes Full, Partially Finished, Interior Access, Garage Access, Sump Pump, Radon Remediation System, Concrete Floor

Beach: Yes Lake/Pond, Direct Access, Frontage

Beach Ownership: Private

Beach - Miles to: 0 to 1/10 Mile

Energy Features: Backup Generator

Exterior: Clapboard

Exterior Features: Deck - Composite, Patio, Pool - Inground Heated, Professional Landscaping, Sprinkler System, Decorative Lighting

Foundation Size:

Foundation Description: Poured Concrete

Hot Water: Natural Gas

Interior Features: Central Vacuum, Security System, French Doors

Lot Description: Cleared, Level, Scenic View(s)

Road Type: Public

Sewer Utilities: City/Town Sewer

Terms: Contract for Deed

Utility Connections: for Gas Range, for Electric Oven, for Electric Dryer, Generator Connection, Outdoor Gas Grill Hookup

Water Utilities: City/Town Water

Waterfront: Yes Lake, Pond, Dock/Mooring, Frontage, Direct Access

Water View: Yes Dock/Mooring, Lake

Other Property Info

Disclosure Declaration: Yes

Exclusions: Personal property

Home Own Assn:

Lead Paint: None

UFFI: Warranty Features:

Year Built: 1989 Source: Public Record

Year Built Description: Actual, Renovated Since

Year Round: Yes

Short Sale w/Lndr. App. Req: No

Lender Owned: No

Tax Information

Pin #:

Assessed: \$906,900

Tax: \$13,014.02 Tax Year: 2020

Book: 21442 Page: 72

Cert:

Zoning Code: .

Map: Block: Lot:

Office/Agent Information

Listing Office: Bella Real Estate (508) 269-0509

Listing Agent: Isobel Wilson (508) 269-0509

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: Exclusive Right to Sell

Entry Only: No

Showing: Sub-Agent: Sub-Agency Relationship Not Offered

Showing: Buyer-Agent: Call List Agent, Accompanied Showings

Showing: Facilitator: Call List Agent, Accompanied Showings

Special Showing Instructions: Showings start April 2nd by appointment. Email buyers pre-approval to admin@mybellarealestate.com

Compensation

Sub-Agent: Not Offered

Buyer Agent: 2.5

Facilitator: TBN

Compensation Based On: Net Sale Price

Firm Remarks

Sellers prefer a closing after June 24th. Pool table, Treadmill, cross trainer & garage fridge convey as gifts.

Market Information

Listing Date: 4/1/2021

Days on Market: Property has been on the market for a total of 0 day(s)

Expiration Date:

Original Price: \$1,375,000

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 0 day(s)

Office Market Time: Office has listed this property for 0 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:



Waterfront

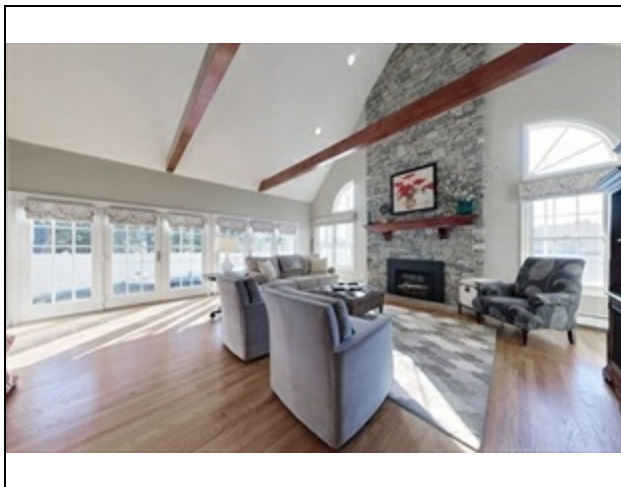
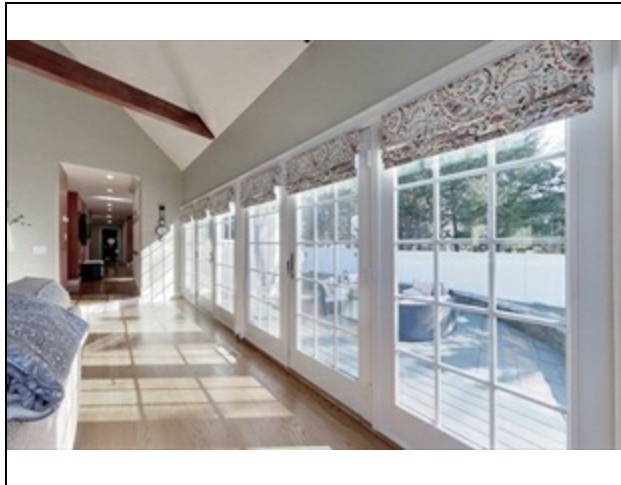


Patio

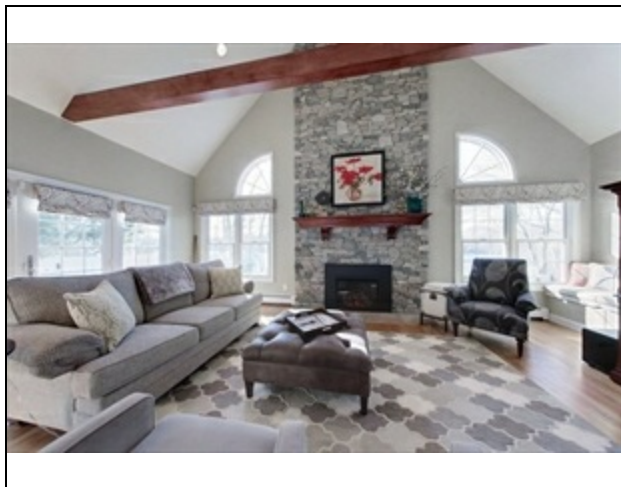


Waterfront

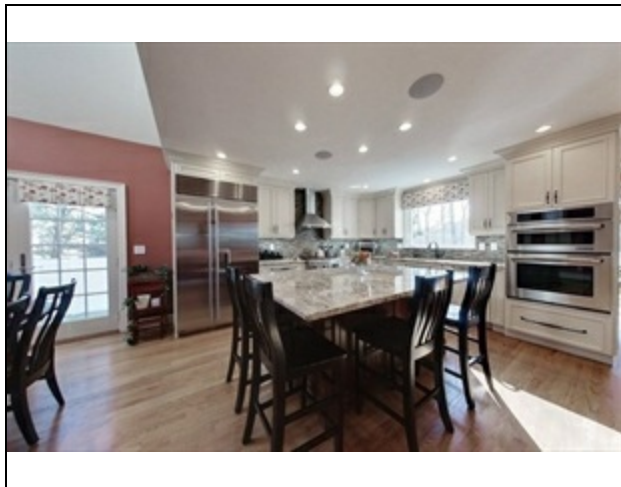
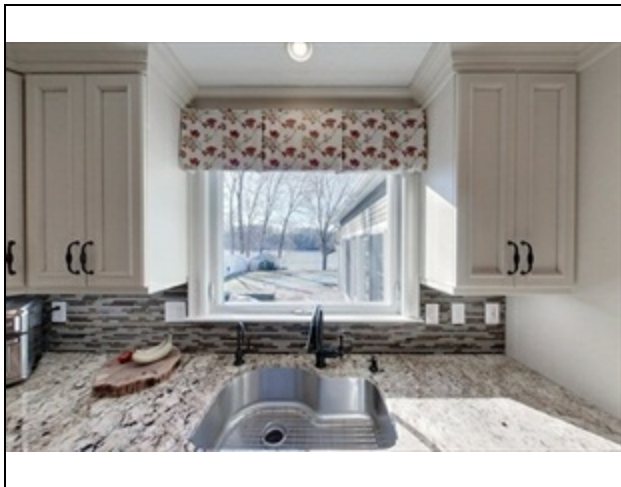


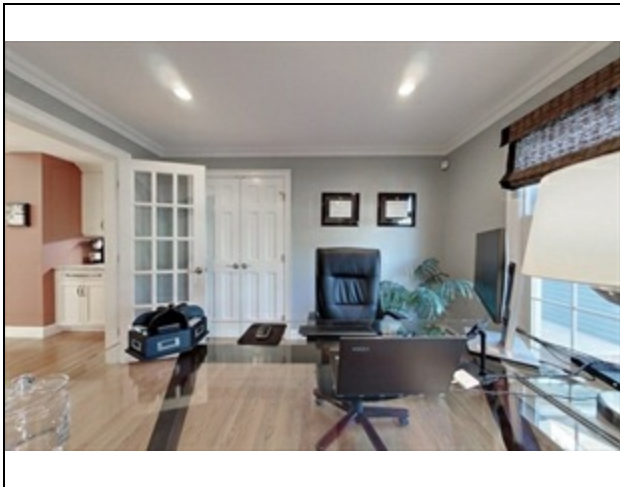
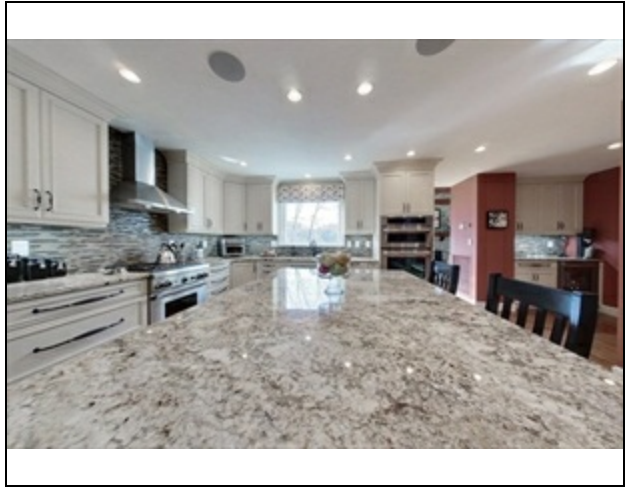
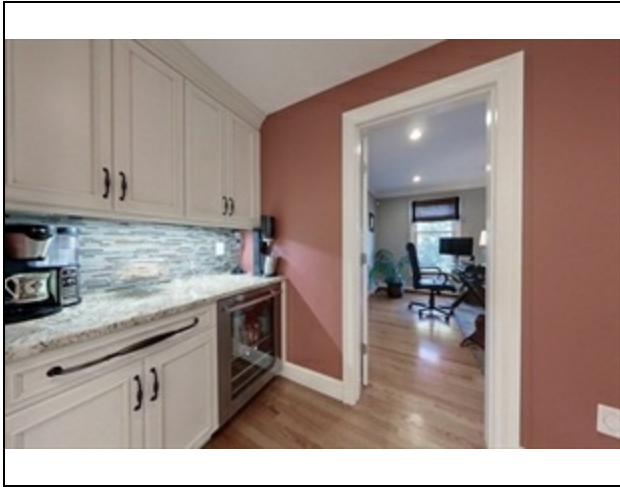
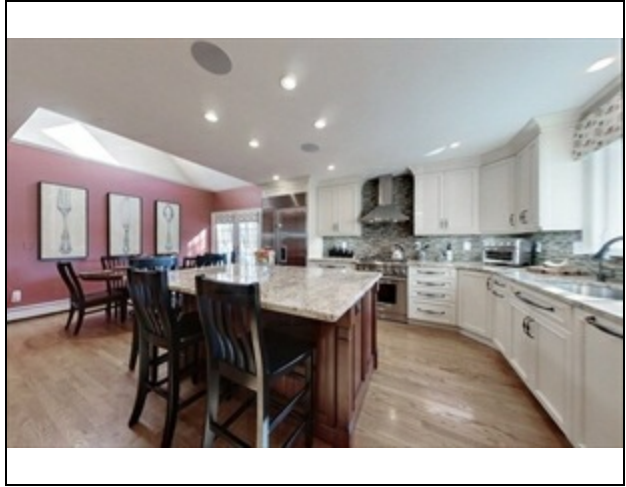
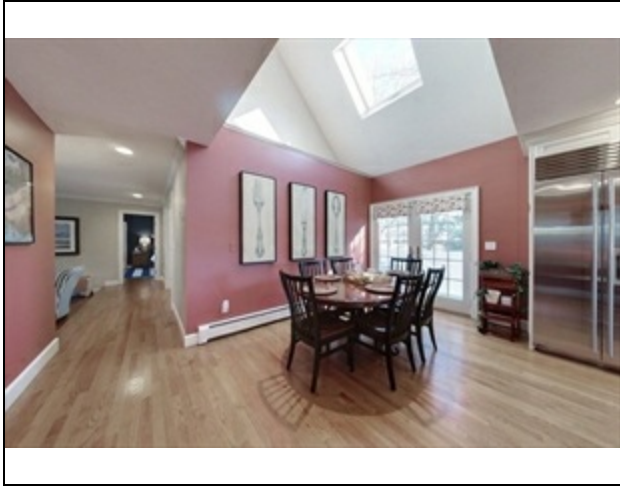


Cathedral Ceiling

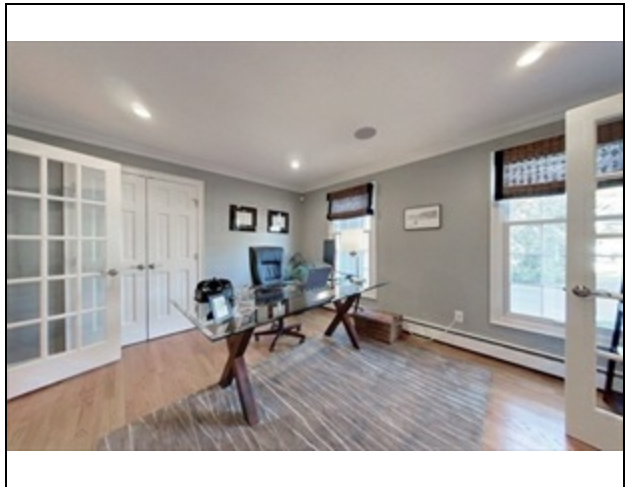


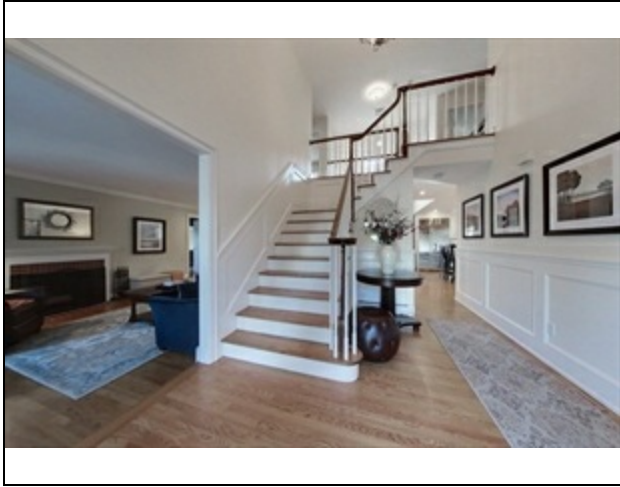
Great Room



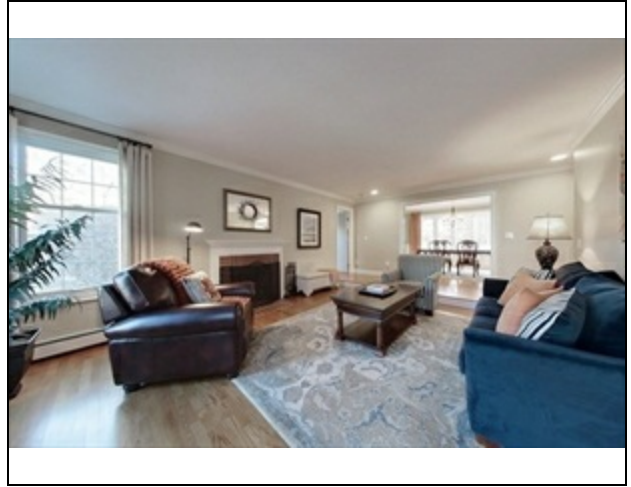


Home Office

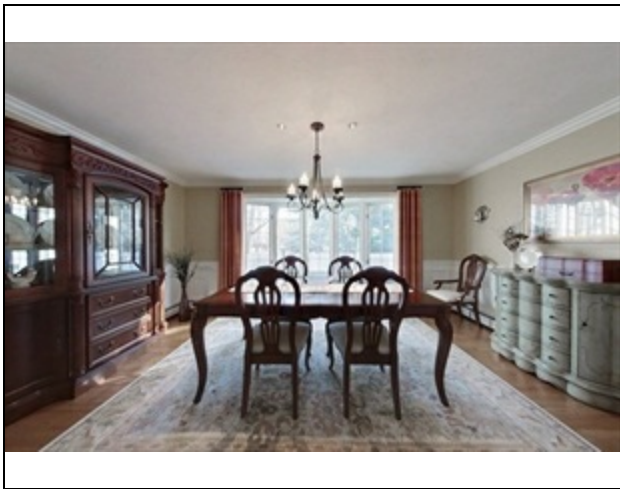




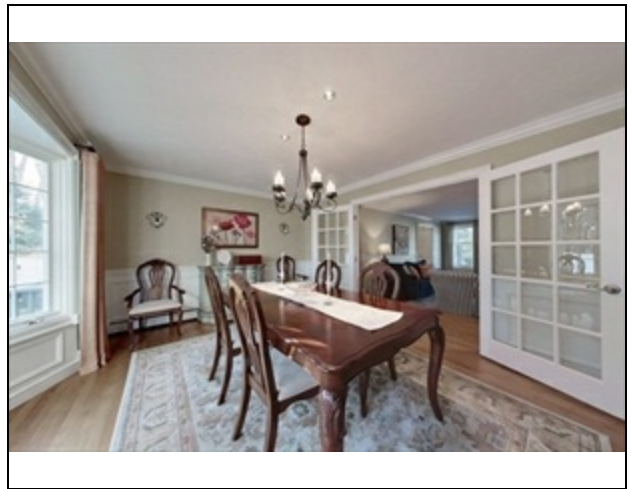
Foyer - Front



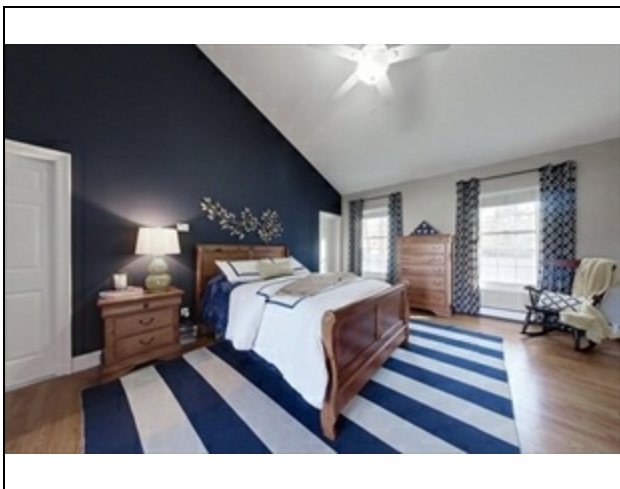
Living Room



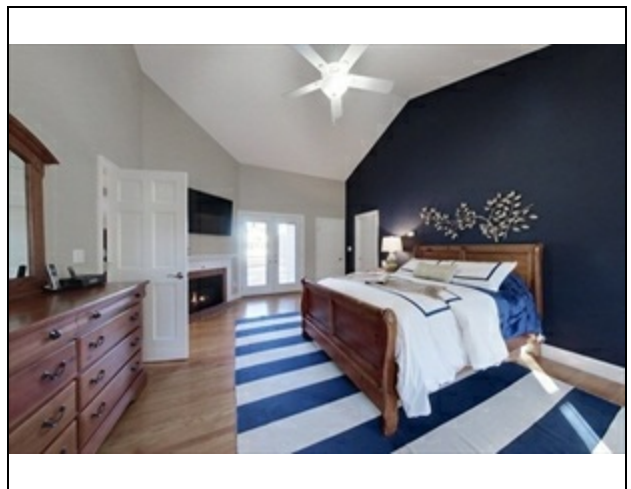
Dining Room



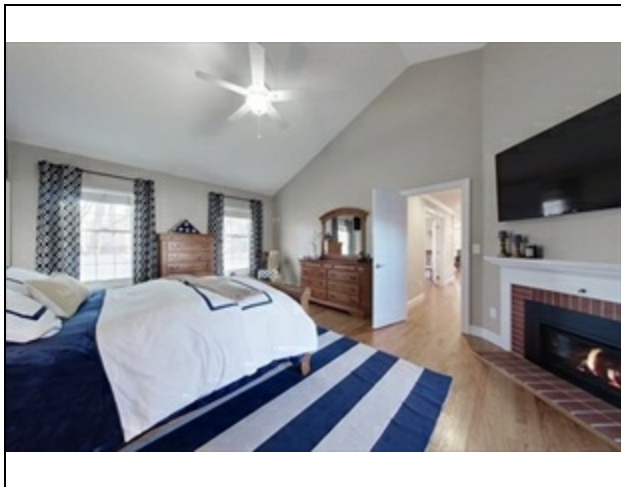
French Doors



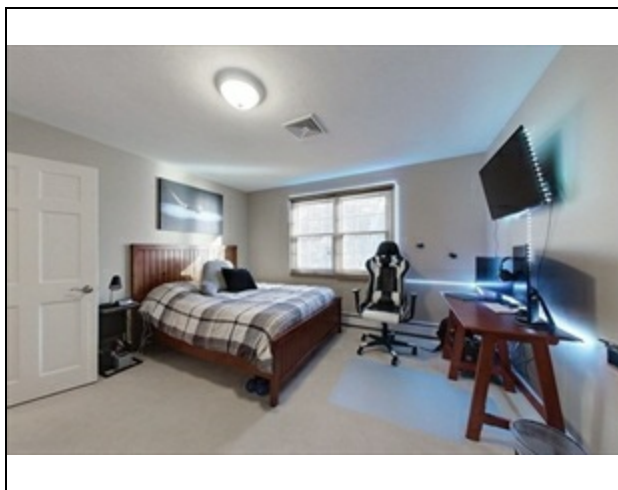
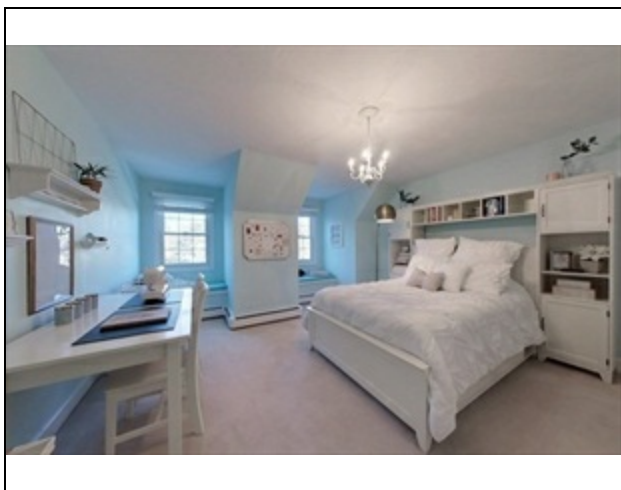
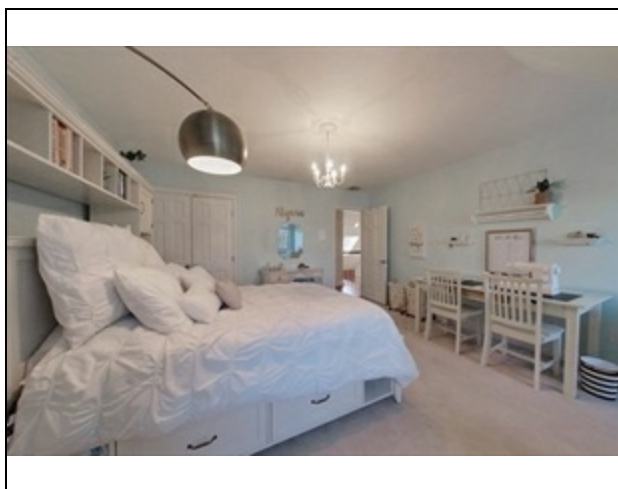
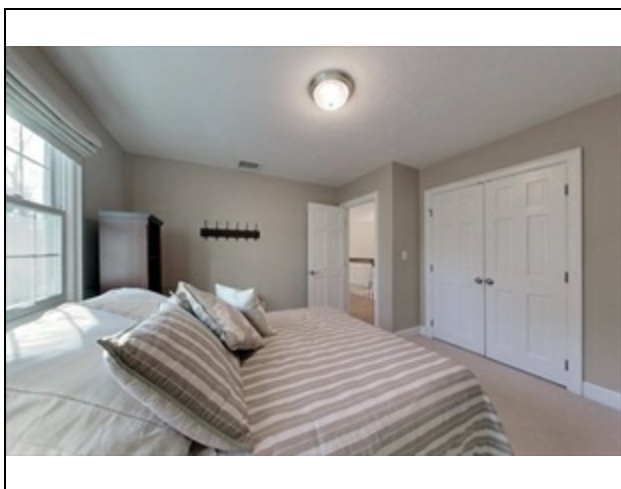
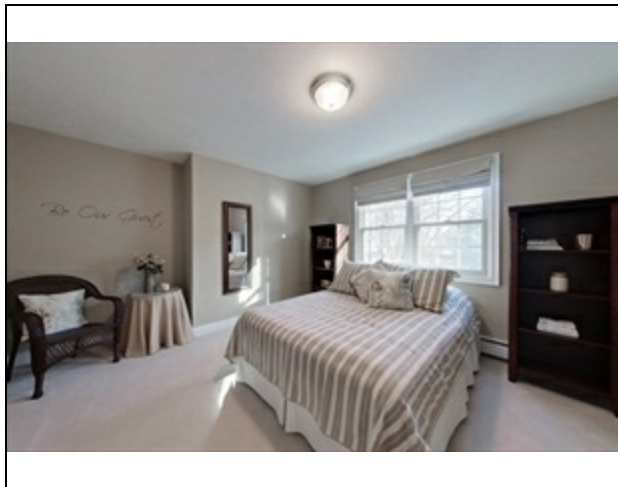
Master Bedroom

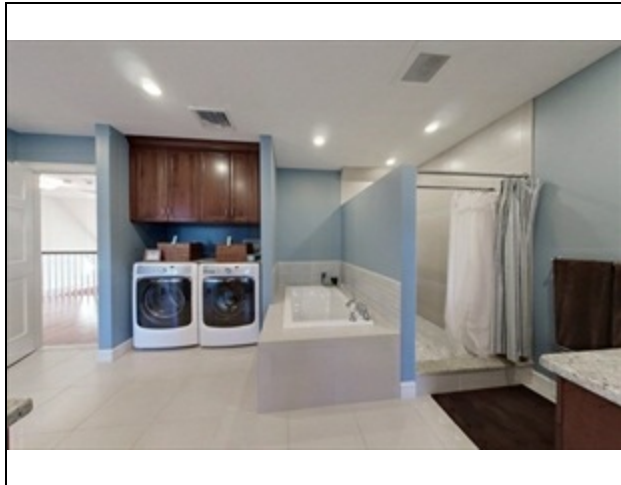
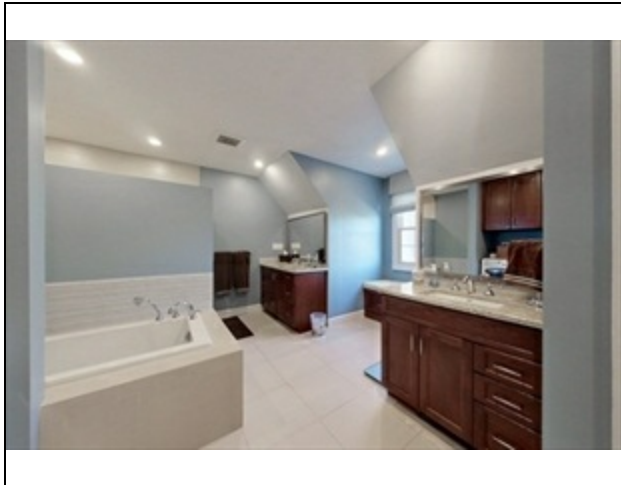


Walk-In Closet

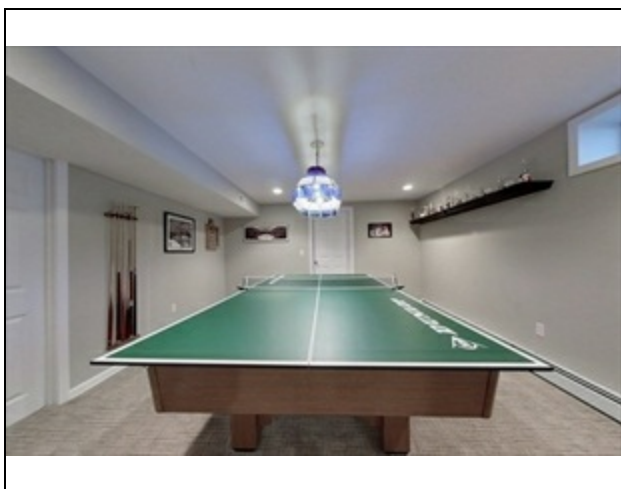


Fireplace

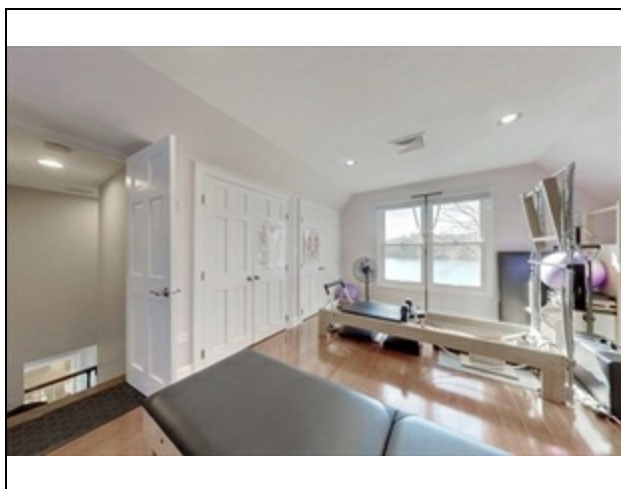




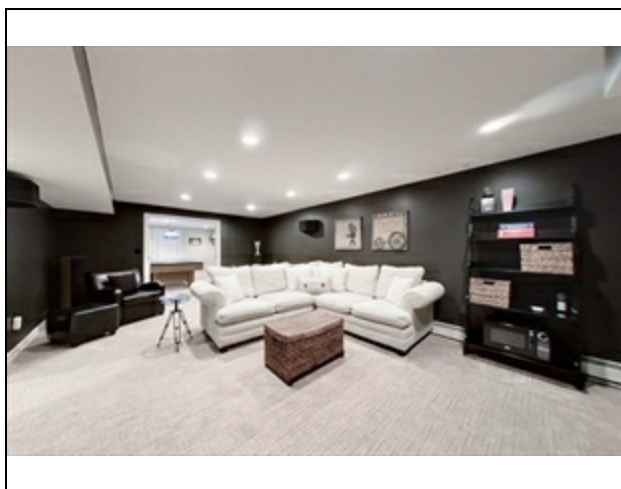
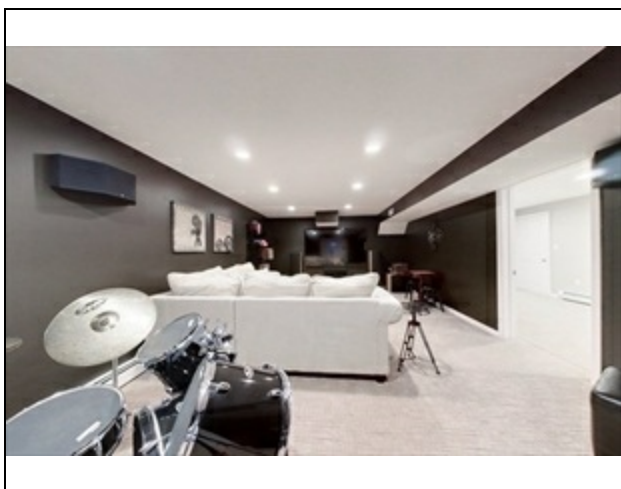
Bathroom w/Laundry



Game Room



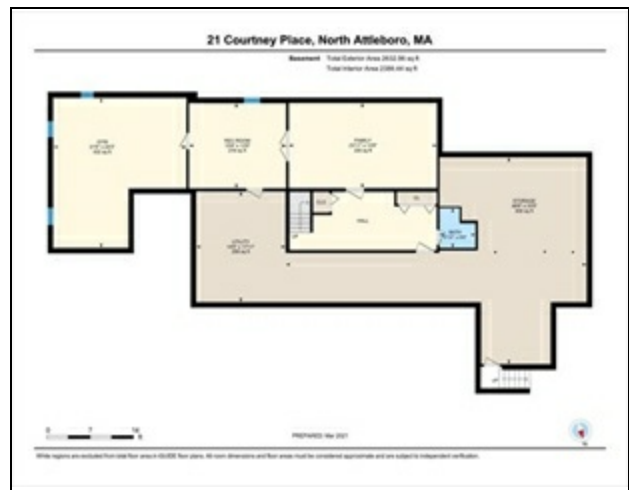
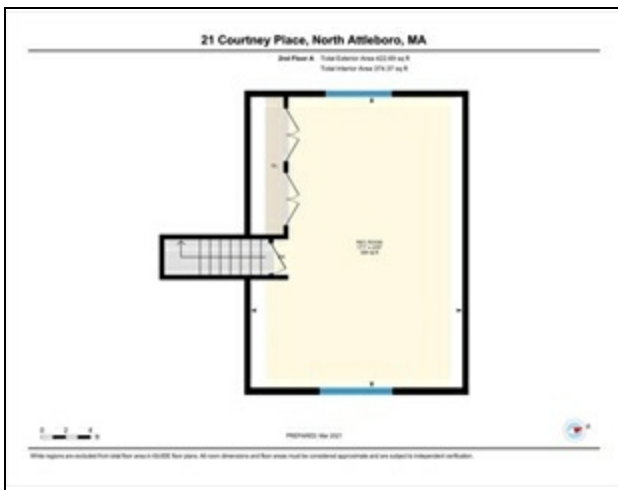
Bonus Room



Media Room



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