

57 ELLIS STREET

Medway, Massachusetts

57EllisSt.com



57 Ellis Street in Applegate Farm subdivision was built in 2010 by one of the area's finest builders, Michael Curatola. He built this wonderful home for himself and did not compromise quality. There are many upgrades to the lighting, plumbing fixtures, appliances and flooring. Three built-in flat screen televisions are included.

Michael has been building fine homes locally for over 29 years. He has also built some impressive homes throughout New England. One was built for a former Governor of New Hampshire. Another was a custom 15,000 square foot home Southborough, MA. Several of his homes have been featured in full color nationally distributed magazine publications.

This home is now on the market because he has found a new piece of land. He intends to build his new home on this land. As a result, this exquisite custom home can now be yours.

For further information, please contact Paul Rao, the listing agent at 508-254-5810 (mobile) or email him at paulrao@prudentialpage.com. You may also contact Team Member David Derian at 508-259-9369 (mobile) or email him at davidderian@prudentialpage.com

PAUL RAO
Realtor

Cell (508) 254-5810
VM (508) 541-7567

82 Holliston Street
Medway, MA 02053

www.PrudentialPage.com



Independently Owned and Operated

**Paul Rao
Broker - Owner
Prudential Page Realty**



**MLS # 71155121 - Active
Single Family - Detached**

**57 ELLIS STREET
Medway, MA 02053
Norfolk County**

List Price: **\$587,900**

Style: **Cape**
Total Rooms: **9**
Full/Half/Master Baths: **2/1/Yes**
Grade School:
High School:
Directions: **Holliston Street to Coffee Street to Ellis**

Color: **Cream**
Bedrooms: **3**
Fireplaces: **1**
Middle School:

Remarks

Builder's own, Applegate Farm, neigh w/\$1M range properties, lge cust cape w/ opn flr plan & attn to detail. Gorg gran kitch, island & high end SS appls, cath FR, FP in cath LR, 2-stry foyer, tile mud-rm w/cust cabs, MBR w/sitting area & dual walk-ins, lux mstr bath w/dual-shwr & spa tub, 9' ceilings 1st & wlk-out bsmnt, priv setting w/lge bckryd! Seller offers catered holiday dinner for 20 & will decorate house for holidays,

Property Information

Approx. Living Area: 3400 sq. ft.	Approx. Acres: 1.03 (44913 sq. ft.)	Garage Spaces: 2 Attached, Garage Door Opener
Living Area Includes:	Heat Zones: 2 Forced Air, Gas	Parking Spaces: 4 Off-Street
Living Area Source: Owner	Cool Zones: 2 Central Air	Approx. Street Frontage:
Living Area Disclosures:		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Cathedral Ceilings, Wall to Wall Carpet
Dining Room:	1		Hard Wood Floor
Family Room:	1		Cathedral Ceilings, Hard Wood Floor
Kitchen:	1		Hard Wood Floor, Dining Area, Balcony / Deck, Pantry, Stone / Granite / Solid Countertops, Kitchen Island
Master Bedroom:	2		Walk-in Closet, Wall to Wall Carpet, Closet, Custom Built Closet / Cabinets
Bedroom 2:	2		Wall to Wall Carpet, Closet
Bedroom 3:	2		Wall to Wall Carpet, Closet
Bath 1:	2		Full Bath, Linen Closet, Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops, Custom Built Closet / Cabinets, Jacuzzi / Whirlpool Soaking Tub
Bath 2:	2		Linen Closet, Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops
Bath 3:	1		Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops
Laundry:	1		Stone / Ceramic Tile Floor, Stone / Granite / Solid Countertops, Custom Built Closet / Cabinets
Mud Room:	1		Stone / Ceramic Tile Floor, Custom Built Closet / Cabinets
Foyer:	1		Cathedral Ceilings, Hard Wood Floor, Closet

Features

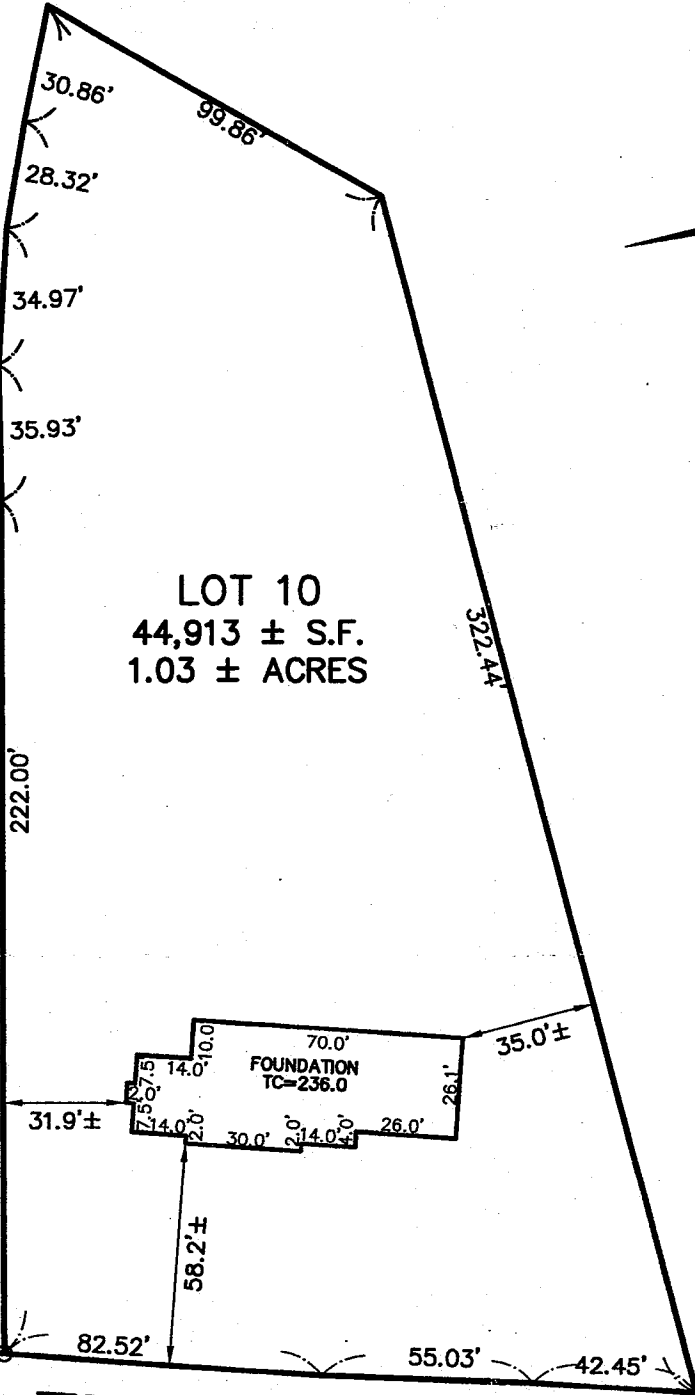
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Vacuum System**
 Area Amenities: **Walk/Jog Trails**
 Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **220 Volts, Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows, Insulated Doors**
 Exterior: **Vinyl**
 Exterior Features: **Deck, Gutters, Prof. Landscape, Sprinkler System, Screens, Composite Deck**
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**
 Foundation Size: **0**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas, Tank**
 Insulation: **Full**
 Interior Features: **Central Vacuum, Security System, Cable Available**
 Lot Description: **Wooded, Paved Drive**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions: **52" Sony Bravia in FR, 40" Sony Bravia in Master BR, and 19" Samsung in Master Bath included!**
 Home Own Assn:
 Lead Paint: **None**
 UFFI: Warranty Available:
 Year Built: **2009** Source: **Owner**
 Year Built Description: **Actual**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$635,000**
 Tax: **\$10376** Tax Year: **2010**
 Book: **26922** Page: **83**
 Cert:
 Zoning Code: **R1**
 Map: Block: Lot:



LOT 10
44,913 ± S.F.
1.03 ± ACRES

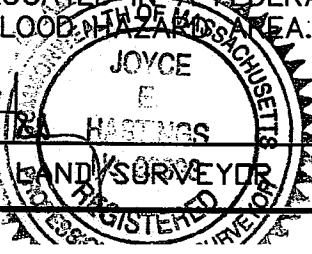
ELLIS STREET

I CERTIFY THAT THE BUILDING ON THIS PROPERTY IS LOCATED AS SHOWN ABOVE AND COMPLIES WITH THE ZONING BY-LAW OF THE TOWN OF MEDWAY WHEN CONSTRUCTED AND IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.

PLOT PLAN OF LAND
IN
MEDWAY, MASSACHUSETTS

SCALE : 1" = 50' AUGUST 17, 2009

GLM ENGINEERING CONSULTANTS INC.
19 EXCHANGE STREET
HOLLISTON, MASS. 01746
(508) 429-1100

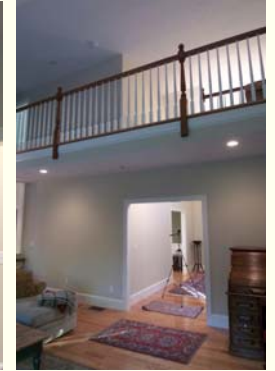


AUGUST 17, 2009

PROFESSIONAL LAND SURVEYOR

DATE

JOB # 11130-STK





Features That Make This Home Special

Details

- Open floor plan
- Dramatic two story foyer
- 3-1/4 Hardwood flooring
- Custom shelves in closets
- Andersen® windows
- Columned opening between Kitchen & Family Room
- 9' ceilings on first floor
- Wainscoting
- Crown moldings
- Oversized oak rails & posts
- Designer light fixtures

Exterior

- 1.03 Acres
- Large, level back yard
- Irrigation System
- Maintenance-Free Vinyl Siding
- Driveway binder is paved, top coat will be paved soon
- Cedar posts/rails/balusters on 20x13 Latitude® composite deck

Kitchen

- Custom Kitchen cabinetry, red birch
- Kitchen, island with raised panel painted black glaze, tile backsplash
- Stainless Steel dual convection oven, natural gas range w/griddle
- Stainless steel Bosch® dishwasher
- Stainless steel Microwave oven
- Stainless steel Jenn-air® Refrigerator with icemaker
- Dining area in kitchen

Bonus

- Sony 52" Bravia®, 40" Sony®, and 19" Samsung® - flat screen TVs included in sale

Living and Family Rooms

- Cathedral Ceiling living room with granite hearth/surround fireplace
- Cathedral Ceiling Family Room

Master

- Master bedroom sitting area
- Master closets with custom cherry finish shelving
- Large tile shower with dual shower heads, Frameless glass shower door
- Jet tub in Master bath
- Dual sink cherry vanity & cherry cabinetry around jet tub

Baths

- Tile Main Bath, granite counter, custom vanity
- 1/2 bath with tile and granite

Garage and Basement

- 9' ceilings in walk-out basement
- In-law/4th BR potential in walk-out basement
- Oversized two car garage, carriage style insulated garage doors, openers

Water/Sewer

- Town sewer, in-ground pump w/alarm
- Town water

Laundry and Mud Room

- Mudroom with tile, custom cubbies
- Laundry room, tile floor, Corian counters, custom cabinets, includes Whirlpool Duet Washer/Dryer

Systems

- Two zones, natural gas heat
- Natural gas hot water
- Two zones central air conditioning
- Central vacuum
- Alarm System

Town of MEDWAY

County of Norfolk

(Incorporated 1713)

The town of Medway is a beautiful residential town in the southwestern suburbs of Boston with easy access to Route 495. It is predominantly a single-family home community with a handful of apartments and condos. Henry Gamsey was the first settler in town. Beginning in 1700 with the first modest home built by Henry for his wife Sarah, settlers filtered in and by 1713 residents had petitioned for a new town charter, and the town, to be known as Medway, was incorporated.

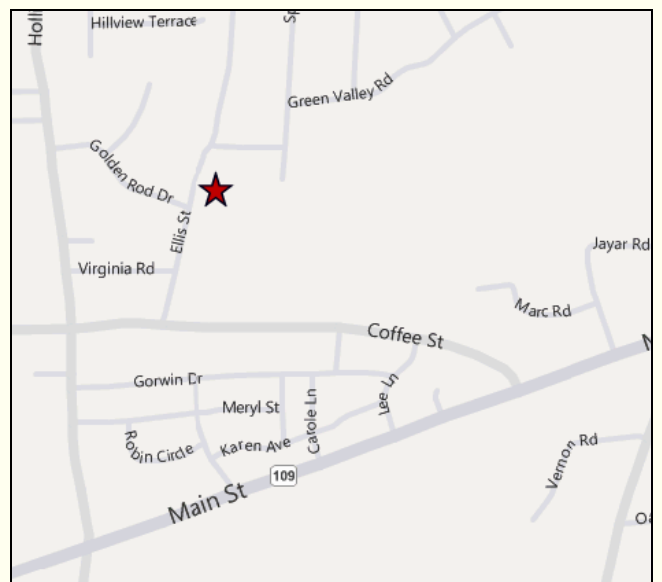
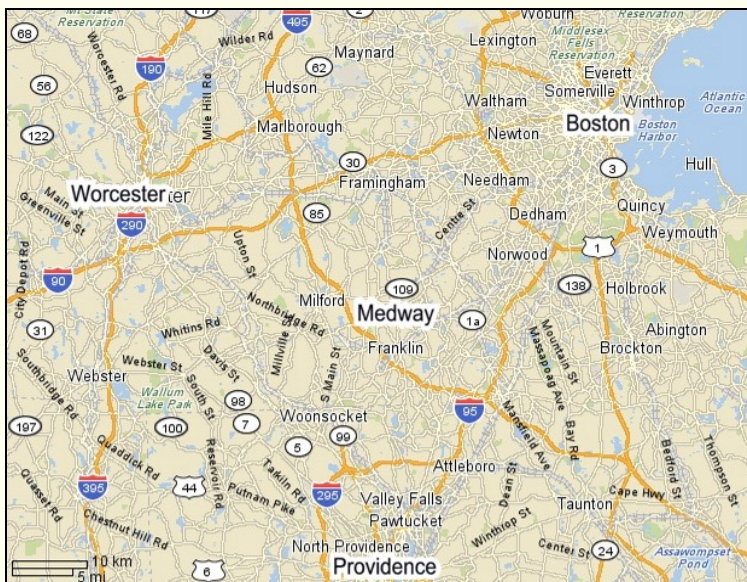
By 1800, there had been many saw and grist mills and several textile mills established and Medway continued to grow over the years as an industrial center because of its location along the river. Campbell Brothers ran a paper mill from 1854 to 1890 and the Sanford Mill was in operation in 1885. The establishment of a railroad through Medway did much to attract new mills to town. The charter for the railroad was granted by the state legislature in 1847 and served all the towns in the area, extending as far as Blackstone. The first post office was established in 1803, at which time there were just eight homes, a gristmill, two sawmills and a store. Because of its proximity to Route 495 and other highways, Medway residents are confident the town will continue to grow residentially, industrially and commercially.

If you would like further tax information, please contact the assessor's office, or criminal statistics please visit the police department, or school information please call the superintendent's office.

For additional information about the Town of Medway, please visit these web sites:
(Commercial or private sites linked from this page are intended only to supply information and any inquiries should be directed to the Town Department in question.)

<http://www.townofmedway.org/>
<http://www.state.ma.us/dhcd/iprofile/177.pdf>
<http://www.medway.k12.ma.us>

Location, Location, Location!



Convenient to Boston, Worcester and Providence

