



MLS # 73042543 - Active Single Family - Detached

21 Plain Rd
Weston, MA 02493
Middlesex County

List Price: **\$4,499,000**

Style: **Colonial**
Color: **Off-White**
Grade School:
Middle School:
High School:
Approx. Acres: **3.07 (133,729 SqFt)**
Handicap Access/Features:
Directions: **Use GPS**

Total Rooms: **10**
Bedrooms: **6**
Bathrooms: **6f 3h**
Main Bath: **Yes**
Fireplaces: **2**
Approx. Street Frontage:

Remarks

Up a gentle road and away from prying eyes sits 21 Plain Rd, a house defined by transitional architecture; a sanctuary designed for life and rest. This is a space inspired by the outdoors; interpreted into exquisite earthy tones, texture and form. Light is omnipresent in this house, its brilliance by day enhanced by 10'+ ceilings and large casement windows throughout; by night via lavish fixtures. Wood panels, rich, warm and reminiscent of spa days dress this abode. Here, options to gather and entertain, or unwind in solitude are endless. Luxury is woven into the day-to-day living, from the chef's kitchen (Sub-Zero, GE Café) to primary bath (heated floors, steam shower, motion activated display closets) and bedrooms- all with ensuite full baths. The finished attic and basement is open and left to interpret or define. On the golden hour, the grounds on 3.07ac are extraordinary- step through foldable Pella doors onto the bluestone patio to enjoy dusk or take a quiet stroll on the grounds

Property Information

Approx. Living Area Total: **7,827 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Measured**
Approx. Above Grade: **5,783 SqFt** Approx. Below Grade: **2,044 SqFt**
Living Area Disclosures: **Living area is measured. Seller will not negotiate any discrepancies.**

Heat Zones: **4 Central Heat, Forced Air, Radiant, Gas** Cool Zones: **4 Central Air**
Parking Spaces: **6 Off-Street, Paved Driveway** Garage Spaces: **3 Attached**
Disclosures: **Front of lot sits on Wayland (0.37ac), with remaining (2.7ac) on Weston. Property taxes include assessments from both Weston and Wayland.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Vent Hood, Water Instant Hot**
Area Amenities: **Park, Conservation Area, Highway Access, Private School, Public School, University**
Basement: **Yes Full, Finished, Interior Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Shingles, Stucco**
Exterior Features: **Deck - Composite, Patio, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting**
Flooring: **Tile, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tankless**
Insulation: **Full, Fiberglass - Batts, Polyurethane Foam**
Lot Description: **Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles, Metal**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **Southwest**
Home Own Assn: **No**
Lead Paint: **None**
UFFI: **No** Warranty Features: **No**
Year Built: **2006** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$1,250,200**
Tax: **\$16,638.05** Tax Year: **2023**
Book: **77633** Page: **363**
Cert: **4/28/2021**
Zoning Code: **A**
Map: **25** Block: **7** Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **1.5**
Compensation Based On: **Net Sale Price**

Firm Remarks

Seller is owner and a licensed MA real estate broker who has not lived in property. Information is gathered through public sources - Buyers and Agents are to conduct their own due diligence please.

Market Information

Listing Date: 9/29/2022	Listing Market Time: MLS# has been on for 5 day(s)
Days on Market: Property has been on the market for a total of 5 day(s)	Office Market Time: Office has listed this property for 5 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$4,499,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	













