



MLS # 70907906 - Active
Single Family - Detached
5 DON BYRNE WAY

Hamilton, MA 01982

Essex County

Style: **Colonial, Antique**

Total Rooms: **11**

Full/Half/Master Baths: **3/1/Yes**

Grade School: **Cutler/Winthrop**

High School: **HW Regional**

Directions: **Boardman Ave to Don Byrne Way**

List Price: **\$1,599,000**

Color: **WHITE**

Bedrooms: **4**

Fireplaces: **8**

Middle School: **Miles River**

Remarks

Prominently located in an enclave of larger estates in the midst of Myopia Hunt Country, this heart warming antique offers period details, great flow and comfortable living. Fireplaces in almost every room and beamed ceilings. Priceless shade trees. Overland views of stunning paddocks, lawn, and garden. Equestrian pursuits are enhanced by a 3 stall barn, split rail paddocks and access to trails.

Property Information

Approx. Living Area: **3585 sq. ft.** Approx. Acres: **5.3 (230868 sq. ft.)**

Living Area Includes: Heat Zones: **Central Heat, Hot Water Baseboard, Floor Furnace, Oil**

Living Area Source: **Public Record** Cool Zones: **None**

Living Area Disclosures:

Garage Spaces: **2 Attached, Garage Door Opener, Side Entry**

Parking Spaces: **8 Off-Street**

Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14x19	Fireplace
Dining Room:	1	12x14	Fireplace
Family Room:	1	12x27	Fireplace
Kitchen:	1	12x26	Fireplace
Master Bedroom:	2	12x14	Fireplace
Bedroom 2:	2	12x13	Fireplace
Bedroom 3:	2	12x14	Fireplace
Bedroom 4:	3	23x30	--
Bath 1:	1		Half Bath
Bath 2:	2		Full Bath
Bath 3:	2		Full Bath
Mud Room:	1		--
Bathroom:	3		Full Bath
Office:	2	12x14	Fireplace
Other:	2	12x12	--

Features

Appliances: **Range, Dishwasher, Refrigerator**

Area Amenities: **Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course**

Basement: **Yes Full, Interior Access, Garage Access, Concrete Floor**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers**

Energy Features: **Storm Windows, Prog. Thermostat**

Exterior: **Clapboard, Wood**

Exterior Features: **Enclosed Porch, Deck, Patio, Barn/Stable, Paddock, Prof. Landscape, Screens**

Flooring: **Wood, Tile**

Foundation Size: **000**

Foundation Description: **Concrete Block, Fieldstone, Brick**

Hot Water: **Oil, Tank**

Insulation: **Partial**

Interior Features: **Cable Available, Walk-up Attic**

Lot Description: **Paved Drive**

Road Type: **Unpaved, Cul-De-Sac, Dead End**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer and Water: **City/Town Water, Private Sewerage, Inspection Required for Sale**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**

Disclosures:

Exclusions: **See Agent**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Available:

Year Built: **1700** Source: **Owner**

Year Built Description: **Approximate, Renovated Since**

Year Round: **Yes**

Tax Information

Pin #:

Assessed: **\$1,200,000**

Tax: **\$18611.06** Tax Year: **2009**


Book: **7068** Page: **101**


Cert:


Zoning Code: **RA**

Map: **31** Block: Lot: **42**

Office/Agent Information

Office: Kristal Pooler & Assoc.Coast  (978) 882-4025

Agent: Kristal Pooler  (978) 882-4025

Team Member: Maureen Remington  (978) 985-1447