

# 46 Dunleavy Brook Rd., Uxbridge, Ma



## Young Custom built Cape on a quiet cul-de-sac with In-law.

### Exterior:

- 3 acres.
- Cul-de-sac.
- Farmer's Porch.
- 2-tiered deck.
- Above ground pool.
- Balcony (in-law).
- Invisible dog fence.
- Seasonal golf course views.
- Retention pond filled with goldfish and attracts many species of birds.

### Interior:

- Central air.
- Wired for security system
- 24 smoke detectors in house on one system.
- Roughed for elevator to in-law in garage.
- Dual staircases.

[www.46Dunleavy.com](http://www.46Dunleavy.com)



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**Kitchen:** Center island, recessed lighting, Bosch dishwasher, trash compactor, walk-in Pantry with additional counter and cabinet space, propane gas range, and hardwood floors.

**1st Floor Master Bdrm Suite:** Separate entrance from farmer's porch, walk-in closet, handcrafted marble surround fireplace, bonus room, jacuzzi tub, double sinks, and glass shower with ceramic tile.

**Family Room:** Cathedral ceiling, fireplace, open to kitchen, sliders to deck, ceiling fan.

**Dining Room:** Hardwood floor.

**1st floor Laundry:** Built-in pull down ironing board, ceramic tile.

**Upstairs:** Dual staircases, balcony overlooking Family Room, 2 full baths, four (4) bedrooms including two "Teen Suites" with each having built-in desks with internet access, and are attached by a private full bath.

**In-Law Apartment:** Private entrances from Farmer's porch and garage. Balcony overlooking backyard, hardwood floors, ceiling fan, bedroom, office, fireside living room, dining area, full kitchen, huge full bath, washer/dryer hook-ups, built-in pull down ironing board, recessed lighting, balcony deck, and roughed for elevator.

**Basement:** Many windows, light and bright, walk-out, fully insulated, easy to finish, access to garage, (2) 350 gallon oil tanks, 400 amp circuit breakers, plenty of storage, Weil-McLain boiler with Beckett burner, 4-car garage with separate entrance to back yard.

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