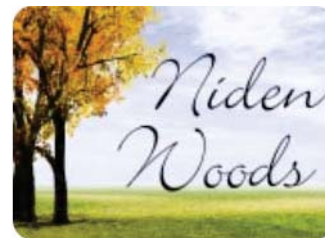


Lot 2 Hummingbird Lane, Walpole



New Construction Traditional Colonial to be built in "Niden Woods" of Walpole!

- 3,471SF of Living space.
- Fireplace Family Room.
- Formal Living Room and Dining Rooms with hardwood.
- 4 spacious bedrooms.
- Luxurious Master Suite with full bath, walk-in closet and sitting area.

Super location, convenient to everything!

Directions:

GPS "Victoria Circle" to find Hummingbird Lane. Hummingbird is across the street from Victoria Circle.



www.NidenWoods.com



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BAY STATE REALTY

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**MLS # 70917095 - Active
Single Family - Detached**

Lot 2 Hummingbird Lane

Walpole, MA 02081

Norfolk County

Style: **Colonial**

Total Rooms: **9**

Full/Half/Master Baths: **2/1/Yes**

Grade School: **Old Post Road**

High School: **Walpole High**

Neighborhood/Sub-Division: **Niden Woods**

Directions: **Rt 27 (High Plain Road) to Hummingbird**

Color:

Bedrooms: **4**

Fireplaces: **1**

Middle School: **Bird Middle**

Remarks

Lovely Traditional Colonial to be built in "Niden Woods" of Walpole! 3471SF of Living space. Fireplace Family Room, Formal LR & DR rooms with hardwood. 4 spacious bedrooms, luxurious Master Suite w/full bath, walk-in closet and sitting area. Call now for plans and specs to make it your own! GPS "Victoria Circle" to find Hummingbird Lane. Hummingbird is across the street from Victoria Cir.

Property Information

Approx. Living Area: **3471 sq. ft.**

Approx. Acres: **0.45 (20005 sq. ft.)**

Garage Spaces: **2 Attached**

Living Area Includes:

Heat Zones: **3 Gas**

Parking Spaces: **6 --**

Living Area Source: **Owner**

Cool Zones: **3 Central Air**

Approx. Street Frontage:

Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15x17	Hard Wood Floor
Dining Room:	1	15x17	Hard Wood Floor
Family Room:	1	24x28	Fireplace, Wall to Wall Carpet
Kitchen:	1	24x16	--
Master Bedroom:	2	14x17	Full Bath, Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	2	15x13	Wall to Wall Carpet
Bedroom 3:	2	15x12	Wall to Wall Carpet
Bedroom 4:	2	15x12	Wall to Wall Carpet
Laundry:	2	--	--

Features

Appliances: **Dishwasher, Microwave**

Basement: **Yes Full**

Beach: **No**

Construction: **Frame**

Electric: **200 Amps**

Exterior: **Clapboard**

Exterior Features: **Deck**

Flooring: **Wood, Wall to Wall Carpet**

Foundation Size: **irr**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Insulation: **Full**

Lot Description: **Wooded**

Road Type: **Private**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer and Water: **City/Town Water, City/Town Sewer**

Utility Connections: **for Gas Range**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Home Own Assn: **No**

Lead Paint: **None**

UFFI: **No** Warranty Available: **Yes**

Year Built: **2009** Source: **Builder**

Year Built Description: **Actual**

Year Round: **Yes**

Tax Information

Pin #:

Assessed: **\$0**

Tax: **\$0** Tax Year: **2009**

Book: **0** Page: **0**

Cert:

Zoning Code: **res**

Map: Block: Lot: