

362 Peakham Rd. Features

Highlights

- ★ Expansive deck and yard
- ★ Newly refinished hardwood throughout main and upper floors
- ★ Bright, four-season sunroom
- ★ Newer appliances, heat, hot water, roof, air conditioning and well insulated - low cost of living
- ★ New kitchen with expansive pantry
- ★ Wonderful community for children - engaged community organizations, top-rated schools
- ★ Versatile, private lower level room for guest/au pair room and/or home office
- ★ Central Sudbury location convenient to supermarkets, restaurants, library, town center, schools
- ★ Popular Peakham Road walking path for dog-walking, bike-riding, or an evening stroll

Features

Living Space

- Large, flowing main living floor with working fireplace and refinished hardwood
- Master and 2 bedrooms on 2nd level - all refinished hardwood
- Full bath on 2nd level, tiled tub/shower, vanity, medicine cabinet
- Hall linen closet outside bathroom
- Kitchen cabinets, countertops, and floor upgraded 2014 - Corian counters, stainless steel gas range, refrigerator, dishwasher, built-in microwave
- Lower level, office/guest room and access to garage with workbench
- Full bath on lower level with stackable laundry and shower stall
- Four-season sunroom/porch with French doors to main house
- Basement crawlspace provides tons of storage

Newer, Efficient Infrastructure

- New Septic 2017
- Windows replaced approximately 2005
- Roof - replaced Fall 2009, Gutters - installed Fall 2015
- Rear deck off heated, 4-season sunroom - Resurfaced Fall 2016
- Air Conditioning - installed Spring 2013
- Mass Save complete insulation, both attics and crawlspace - 2013
- Energy efficient furnace (2008) and energy saving, on-demand hot water

Top-Rated Schools

- Elementary School - Peter Noyes (10/10 GreatSchools rating) - bus stops at house
- Middle School - Ephraim Curtis (9/10 GreatSchools rating)
- High School - Lincoln / Sudbury (Boston Magazine top 15 public high schools in Mass., 2016)