



**MLS # 7222487 - New
Single Family - Detached**

24 Ganawatte Drive
Walpole, MA: South Walpole, 02081
Norfolk County
Style: Colonial
Color: Green
Grade School: Boyden
Middle School: Bird Middle
High School: Walpole
Handicap Access/Features:
Neighborhood/Sub-Division: Ganawatte Farms
Directions: Pine St. to Ganawatte Farms. House in center of Cul de Sac

List Price: **\$685,000**

Total Rooms: **10**
Bedrooms: **4**
Bathrooms: **3 1/2**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

Impeccable center entrance 2001 Colonial feels like new construction. This 4-bedroom, 3-bathroom home has a 2 car finished garage- giving you more than 3000 sq. ft. of spacious refinement, natural oak floors, a tranquil sun room and a sophisticated, work-in kitchen that allows entertaining for 2 or 20. The cul-de-sac setting, comfortable deck and manicured grounds provide the perfect, private back drop to enjoy cocktails at days end or a hot cup of coffee to greet the morning sun. The expansive family room with it's soaring ceiling, skylights and brick surround gas fireplace allows you to cuddle up on those cool autumn nights. A sizable master suite adorned by limitless storage, a vast en suite bath and a picture window to witness all that nature has to offer, plus three additional bedrooms all with generous closets that host organizing closet systems, 2nd floor laundry, and an immense unfinished basement for future expansion, = a perfect solstice of the most discerning type!

Property Information

Approx. Living Area: **2,600 Sq. Ft.** Approx. Acres: **0.46 (20,035 Sq. Ft.)** Garage Spaces: **2 Attached, Garage Door Opener, Storage, Insulated**
Living Area Includes: Heat Zones: **2 Central Heat, Forced Air, Gas** Parking Spaces: **4 Off-Street, Tandem, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **2 Central Air** Approx. Street Frontage: **100 Ft.**
Living Area Disclosures: **Does not include heated/air conditioned 4 season sun room**
Disclosures: **HOA @ \$200/year. RECENT UPDATES INCLUDE: Painted interior walls('17), Refinished all hardwood('17), New gas fireplace insert ('17), Hot water tank('14), Exterior painted ('13) New Bosch Dishwasher**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		
Dining Room:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level
Family Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Main Level, Cable Hookup, Exterior Access, Open Floor Plan
Kitchen:	1		Bathroom - Full, Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Cabinets - Upgraded, Deck - Exterior, Open Floor Plan, Recessed Lighting
Master Bedroom:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling Fan(s), Closet - Linen, Closet - Walk-in, Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet, Attic Access
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet, Attic Access
Bedroom 3:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet, Recessed Lighting
Bedroom 4:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - 3/4, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Closet, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub, Recessed Lighting
Laundry:	2		Closet, Dryer Hookup - Electric, Washer Hookup
Home Office:	1		Bathroom - 3/4, Bathroom - With Shower Stall, Closet - Walk-in, Flooring - Wall to Wall Carpet
Sun Room:	1		Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wood, Window(s) - Picture, Main Level, Deck - Exterior, Exterior Access

Features

Appliances: **Range, Dishwasher, Disposal, Washer, Dryer, Vacuum System - Rough-in, Vent Hood**
Area Amenities: **Public Transportation, Shopping, Park, Golf Course, Highway Access, House of Worship, Private School, Public School, T-Station**
Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor, Unfinished Basement**
Beach: **No**
Construction: **Frame, Conventional (2x4-2x6)**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Clapboard, Wood**
Exterior Features: **Porch - Enclosed, Deck - Composite, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens**
Flooring: **Tile, Wall to Wall Carpet, Hardwood, Engineered Hardwood**
Foundation Size: **9,999**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Insulation: **Full, Fiberglass - Batts**
Interior Features: **Central Vacuum, Security System, Cable Available**
Lot Description: **Wooded, Paved Drive, Easements, Level**
Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **Unknown**
Home Own Assn: **Yes** HOA Fee: **\$200 Yearly**
HOA Mandatory: **Yes**
Lead Paint: **None**
UFFI: **No** Warranty Features: **No**
Year Built: **2001** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$594,600**
Tax: **\$9,115.22** Tax Year: **2017**
Book: **15175** Page: **100**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **RE/MAX Real Estate Center** (508) 668-4634 Ext. 3115
Listing Agent: **Marge O'Neil** (508) 509-6318
Team Member(s): **Andrea Feddersen** (508) 269-2645
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Accompanied Showings, Appointment Required, Schedule with ShowingTime or call 888-627-2775**
Showing: Facilitator: **Accompanied Showings, Appointment Required, Schedule with ShowingTime or call 888-627-2775**
Special Showing Instructions: **Accompanied showings. Please give considerate notice.**

Compensation

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

Firm Remarks

No showings until OH, Sunday, Sept. 10, 12-2 pm. Any and all offers due by Tues., Sept. 12th at 4 p.m.

Market Information

Listing Date: **9/5/2017**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date:
Original Price: **\$685,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing: