

This report was prepared by Maria Romero Vagnini, 617.640.1400



Exterior - Front

**MLS # 73076015 - Price Changed**  
**Single Family - Detached**

**72 Old Elm Way**  
**Hopkinton, MA 01748**  
**Middlesex County**

List Price: ▼ **\$1,500,000**

Style: **Colonial, Victorian**  
 Color: **Blue**  
 Grade School:  
 Middle School:  
 High School:  
 Approx. Acres: **15 (653,417 SqFt)**  
 Handicap Access/Features:  
 Directions: **West Main St to Hopkinton Road, turn right on Forest (Upton) Forest turns back into Hop/Old Elm Way**

Total Rooms: **9**  
 Bedrooms: **4**  
 Bathrooms: **3f 1h**  
 Main Bath: **Yes**  
 Fireplaces: **3**  
 Approx. Street Frontage:

**Remarks**

**This exceptional custom built home offers the privacy you've been seeking! With over 15 acres abutting Upton State Forest offering 2,660 acres of land primarily for hiking and horseback riding, the property has hiking & riding trails available from its backyard! This home has a welcoming mahogany front porch, dramatic ceilings, 3 fireplaces, and a great floorplan. Enjoy a private home office, 1st floor guest room with adjacent full bathroom, a light and bright kitchen with quartz countertops, stainless appliances, huge island, breakfast area, gas range, and pantry with sink & storage. A screened porch and deck allow access to the magnificent grounds. The Post & Beam Barn with tack room, running water, hay loft, and two paddocks is ideal for equestrians & hobbyists but could also be great entertainment space! Generac generator, invisible fence, updated heating, many new windows, and more. Hopkinton is known for its acclaimed public schools & great commuter location to Worcester & Boston.**

**Property Information**

Approx. Living Area Total: **3,681 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Owner**  
 Approx. Above Grade: **3,281 SqFt** Approx. Below Grade: **400 SqFt**  
 Living Area Disclosures: **Additional 400SF finished in basement per seller;**  
 Heat Zones: **2 Forced Air, Propane** Cool Zones: **2 Central Air**  
 Parking Spaces: **7 Off-Street, Paved Driveway** Garage Spaces: **3 Attached, Under, Side Entry**  
 Disclosures: **Exceptional barn for horses OR entertaining/party barn!**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	20X18	Fireplace, Ceiling - Beamed, Flooring - Hardwood, French Doors, Main Level, Cable Hookup, Recessed Lighting
Dining Room:	1	12X16	Flooring - Hardwood, Lighting - Overhead, Crown Molding, Tray Ceiling
Family Room:	1	19X18	Ceiling - Vaulted, Flooring - Hardwood, Recessed Lighting, Lighting - Overhead
Kitchen:	1	17X22	Flooring - Hardwood, Dining Area, Main Level, Kitchen Island, Wet bar, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Lighting - Overhead, Window Seat
Main Bedroom:	2	19X25	Fireplace, Ceiling - Vaulted, Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup, Recessed Lighting
Bedroom 2:	1	13X12	Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 3:	2	15X15	Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 4:	2	12X16	Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1	13X6	Bathroom - With Tub, Flooring - Stone/Ceramic Tile
Bath 3:	2	11X16	Bathroom - Full, Bathroom - Double Vanity/Sink, Skylight, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub, Recessed Lighting, Lighting - Sconce
Laundry:	2	7X7	Dryer Hookup - Electric, Lighting - Overhead
Mud Room:	1	5X5	Flooring - Stone/Ceramic Tile, Wet bar
Home Office:	1	17X12	Flooring - Hardwood, Recessed Lighting
Bonus Room:	B	10X10	Closet, Flooring - Stone/Ceramic Tile
Bonus Room:	B	11X19	Flooring - Wall to Wall Carpet
Foyer:	1	11X15	Ceiling - Vaulted, Closet, Flooring - Hardwood, Lighting - Overhead
Bathroom:	2	12X7	Bathroom - Full, Bathroom - With Tub, Flooring - Stone/Ceramic Tile

**Features**

Appliances: **Wall Oven, Dishwasher, Countertop Range, Refrigerator, Washer, Dryer**  
 Area Amenities: **Shopping, Walk/Jog Trails, Stables, Medical Facility, Conservation Area,**

**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions: **Plaques on horse stalls,**

**Highway Access, House of Worship, Public School**Basement: **Yes Full, Partially Finished**Beach: **Yes Lake/Pond**Beach - Miles to: **1 to 2 Mile**Construction: **Frame**Electric: **200 Amps**Exterior: **Wood**Exterior Features: **Porch, Porch - Screened, Deck, Barn/Stable, Paddock, Sprinkler System, Screens, Fruit Trees, Horses Permitted, Invisible Fence**Flooring: **Wood, Tile, Wall to Wall Carpet**

Foundation Size:

Foundation Description: **Poured Concrete**Hot Water: **Propane Gas**Interior Features: **French Doors, Internet Available - Fiber-Optic**Lot Description: **Wooded, Easements, Fenced/Enclosed, Level, Scenic View(s)**Road Type: **Public, Publicly Maint., Dead End**Roof Material: **Wood Shingles**Sewer Utilities: **Private Sewerage - Title 5: Pass**Terms: **Contract for Deed**Utility Connections: **for Gas Range, Generator Connection**Water Utilities: **Private Water**Waterfront: **No**Water View: **No****refrigerator in basement**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1994** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes**Short Sale w/Lndr. App. Req: **No**Lender Owned: **No****Tax Information**Pin #: **M:0R27 B:0008 L:0**Assessed: **\$1,122,700**Tax: **\$17,750** Tax Year: **2023**Book: **62069** Page: **8**Cert: **000000133228**Zoning Code: **A**

Map: Block: Lot:

**Compensation**Sub-Agent: **Not Offered** Buyer Agent: **2.5**Facilitator: **1**Compensation Based On: **Net Sale Price**

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