



**MLS # 73109560 - New
Single Family - Detached**

33 Bay View Rd
Wellesley, MA 02482
Norfolk County
 Style: **Colonial**
 Color: **Yellow**
 Grade School: **Hardy Elem.**
 Middle School: **WMS**
 High School: **WHS**
 Approx. Acres: **0.32 (13,874 SqFt)**
 Handicap Access/Features:
 Directions: **Weston Rd.to Fells Rd. to Russell Rd. to Shadow Ln. to Bay View Rd.**

List Price: **\$1,050,000**
 Total Rooms: **8**
 Bedrooms: **3**
 Bathrooms: **2f 1h**
 Main Bath: **No**
 Fireplaces: **1**
 Approx. Street Frontage:

Remarks

Great Opportunity!! Older Colonial in a neighborhood you may have dreamed about on a cul de sac in a great location in Wellesley with glimpses of Morse Pond. Property being offered for the 1st time in 36 yrs. by the current owners who have had many pleasant memories here. Front to back LR w/wood-burning fireplace,built-in shelves,crwn mldg. hdwd flrs. and a french door leading to an oversized deck overlooking a large bkdy. Updated kitchen with bay window, granite countertops, tile back splash. SS appliances include Bosch 5 burner gas stove, 2018 and Bosch dishwasher, 2019. DR.with built-in corner shelf,chair railing and crwn mldg. Upstairs has 3 bdrms,all with hdwd.flrs.and a nice bright tiled full bath.Updates also include roof 2006, windows 2007(except for BSMT) furnace 2019 and new garage door 2023.Walking distance to Hardy Elementary School, library, Fells Market and Pharmacy. And of course access to the pond to enjoy fishing,kayaking,swimming etc. You don't want to miss this one!

Property Information

Approx. Living Area Total: **1,522 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Owner**
 Approx. Above Grade: **1,342 SqFt** Approx. Below Grade: **180 SqFt**
 Living Area Disclosures:

Heat Zones: **1 Forced Air, Gas** Cool Zones: **Window AC**
 Parking Spaces: **4 Off-Street, Paved Driveway** Garage Spaces: **1 Attached**
 Disclosures: **Broker is related to seller. Property Being Sold In As Is Condition. Please no escalating clauses. No love letters will be entertained. The source of all representations are from the Owner or public source; Broker has not verified same. Buyer/Buyers' agent/attorney to perform due diligence.**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|---------------|-------|------------|---|
| Living Room: | 1 | 22'X11' | Fireplace, Wood / Coal / Pellet Stove, Flooring - Hardwood, French Doors, Deck - Exterior, Crown Molding |
| Dining Room: | 1 | 10'9"X9'9" | Flooring - Hardwood, Chair Rail, Crown Molding |
| Family Room: | 1 | 13'6"X9'2" | Flooring - Wood |
| Kitchen: | 1 | 10'X10' | Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Countertops - Stone/Granite/Solid, Exterior Access, Stainless Steel Appliances, Gas Stove |
| Main Bedroom: | 2 | 16'X9'10" | Closet, Flooring - Hardwood, Cable Hookup |
| Bedroom 2: | 2 | 11'6"X12' | Closet, Flooring - Hardwood |
| Bedroom 3: | 2 | 9'5"X8'6" | Closet, Flooring - Hardwood |
| Bath 1: | 1 | | Bathroom - Half, Flooring - Stone/Ceramic Tile, Beadboard |
| Bath 2: | 2 | | Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile |
| Bath 3: | B | | Bathroom - Full, Bathroom - With Shower Stall |
| Laundry: | B | | Dryer Hookup - Gas |
| Office: | B | 17'X9'2 | Closet, Flooring - Wall to Wall Carpet |

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Conservation Area, Highway Access, Public School, T-Station**
 Basement: **Yes Full, Partially Finished, Walk Out**
 Beach: **Yes Lake/Pond, Access, Walk to**
 Beach - Miles to: **1/2 to 1 Mile**
 Construction: **Frame, Stone/Concrete**
 Electric: **Circuit Breakers**
 Energy Features: **Insulated Windows, Storm Doors**
 Exterior: **Clapboard, Wood**
 Exterior Features: **Deck, Deck - Wood, Gutters, Screens**
 Flooring: **Wood, Tile, Hardwood**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Cable Available**
 Lot Description: **Paved Drive**
 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 Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1940** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:182 R:015 S:**
 Assessed: **\$941,000**
 Tax: **\$10,774** Tax Year: **2023**
 Book: **7421** Page: **643**
 Cert:
 Zoning Code: **SR10**
 Map: Block: Lot:

Compensation

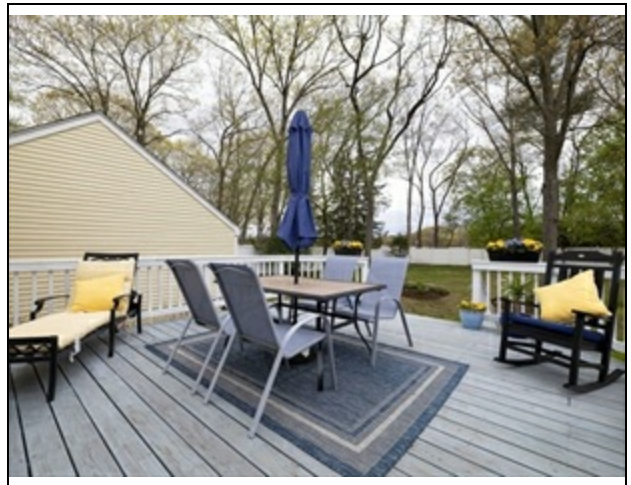
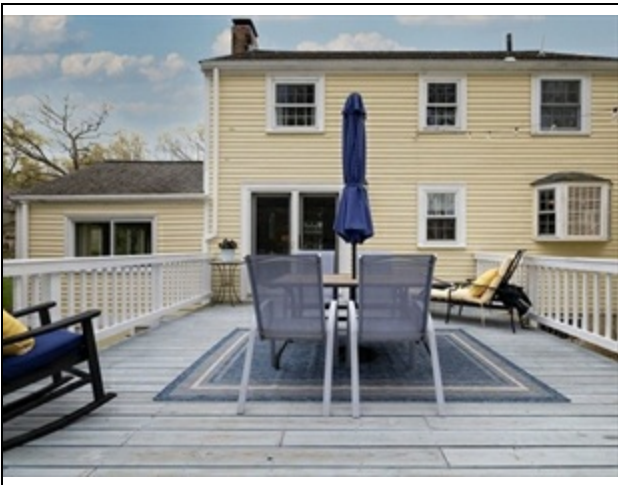
Sub-Agent: **Not Offered** Buyer Agent: **2.25**
 Facilitator: **2.25**
 Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: Camber Real Estate, Inc. (781) 769-2225 Ext. 302
Agent: John Bane (781) 789-1112

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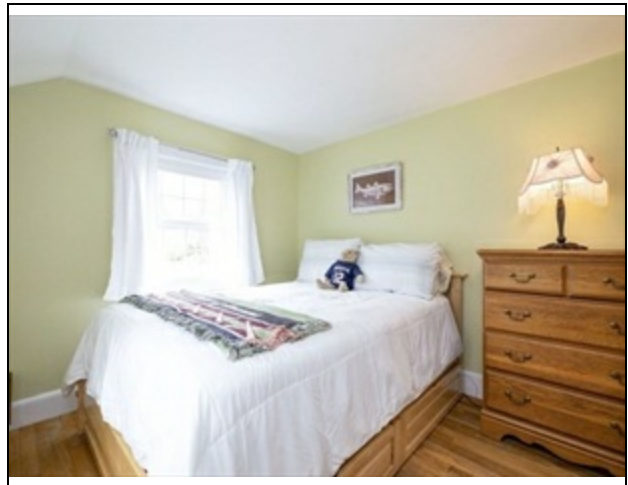
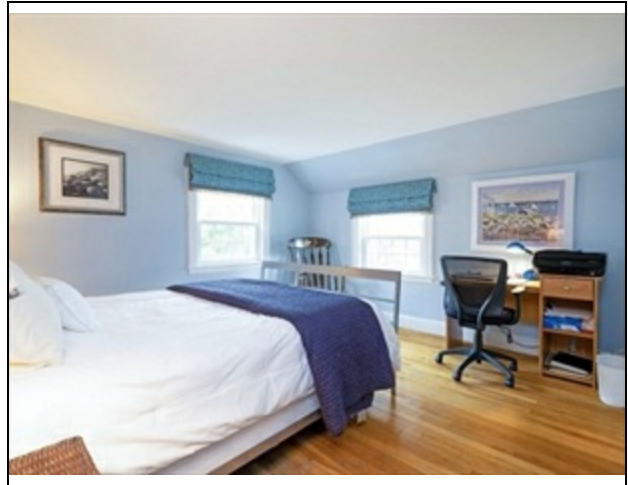


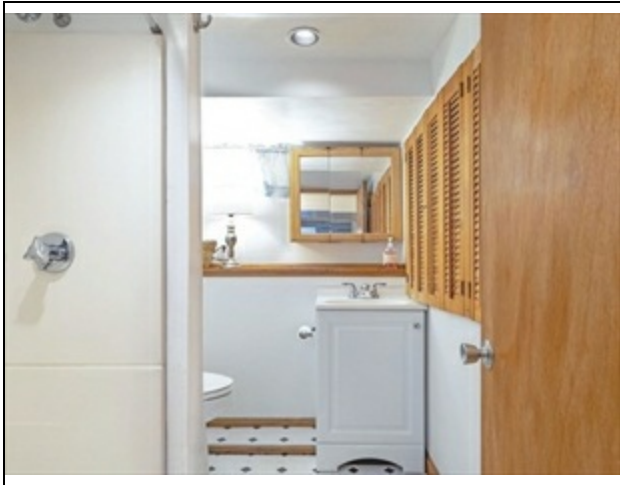
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PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (circle documents below).
Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)





- (c) Purchaser or lessee purchaser has received copies of all documents circled above.
- (d) Purchaser or lessee purchaser has received no documents.
- (e) Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.
- (f) Purchaser or lessee purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (g) Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.
- (h) Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law -- either through full deleading or interim control -- if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | | | |
|---|---------------|--|---------------|
|  | <u>5/8/23</u> |  | <u>5/8/23</u> |
| Seller | Date | Seller | Date |
|  | <u>5/8/23</u> | | |
| Purchaser | Date | Purchaser | Date |
|  | | | |
| Agent | Date | Agent | Date |

CLPPP Form 94-3, 6/30/94, Rev. 5/98
FORM ID: RAR176

Property Address: 33 Bay View Rd. Wellesley Ma. 02482

OFFER INSTRUCTIONS FOR AGENTS

Thank you for viewing the property at:

33 Bay View Road – Wellesley

Please note: Seller reserves the right to accept an offer at any time.

Should you decide to make an offer, please be sure to include all the following information:

- Mandatory Agency Disclosure
- Offer to Purchase
- Offer to Purchase Contingency Addendum
- Property Transfer Notification Certification (if applicable – attached to listing sheet)
- Pre-approval Letter or Proof of Funds *
- Copy of Deposit Check *
- Any additional paperwork the Buyer would like the Seller to consider

*** Please be sure to block off routing numbers and account numbers from the deposit check and account number(s) from bank account(s), (if providing proof of funds), if not sending in a secure email format.**

Please email offers and copy all the following emails:

John: jbane@norwoodlight.com (listing agent)

Kristin: kristincamarra@gmail.com (office admin)

Office: camberoffers@gmail.com

Please note that we will confirm receipt of your email. If you do not receive a confirmation email from us within two hours of sending your offer, please contact our office at 781-828-2398, as that means we did not receive your email.

Thank you.

Best Regards,

John Bane, Listing Agent