



**MLS # 73113754 - Contingent - Pending P&S
Single Family - Detached**

**4 Cutler Road
Needham, MA 02492
Norfolk County**
 Style: **Contemporary**
 Color: **Grey**
 Grade School:
 Middle School:
 High School:
 Approx. Acres: **1.05 (45,564 SqFt)**
 Handicap Access/Features:
 Directions: **Please use GPS from your location**

List Price: **\$1,425,000**
 Total Rooms: **9**
 Bedrooms: **4**
 Bathrooms: **3f 0h**
 Main Bath: **Yes**
 Fireplaces: **1**
 Approx. Street Frontage: **100 Ft.**

Remarks

Prime Location! Four Bedroom, Three Full Bath, Contemporary Style House. The First Floor Features: Kitchen, Large Fireplaced Family Room, Dining Room, Living Room, Den/Office, One Full Bath. Open Floor Plan which leads to the spectacularly and professionally landscaped backyard with Inground Pool. The Second Floor features Four Bedrooms and Two Full Baths. Property is being sold in "as is" condition. First Showings at Open Houses Saturday May 20, 2023 from 12:00-2:00 and Sunday May 21, 2023 from 12:00-2:00. All offers, if any, are due by Monday May 22, 2023 by 2:00.

Property Information

Approx. Living Area Total: **3,112 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: **3,112 SqFt** Approx. Below Grade:
 Living Area Disclosures:

Heat Zones: **2 Forced Air, Oil** Cool Zones: **2 Central Air**
 Parking Spaces: **8 Off-Street** Garage Spaces: **1 Attached**

Disclosures: **The source of all representations are from the Owner or public source; Broker has not verified same. It is recommended that Buyer, Buyers' agent or attorney, independently verify all info. There may be recording devices in/on the premises (such as Alexa/Amazon/Google/Ring/etc)**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	25X16	-
Dining Room:	1	12X14	-
Family Room:	1	16X23	Fireplace
Kitchen:	1	12X12	-
Main Bedroom:	2	16X18	-
Bedroom 2:	2	12X14	-
Bedroom 3:	2	12X12	-
Bedroom 4:	2	12X11	-
Bath 1:	1		Bathroom - Full
Bath 2:	2		Bathroom - Full
Bath 3:	2		Bathroom - Full
Den:	1	12X23	-

Features

Appliances: **Dishwasher, Refrigerator**
 Area Amenities: **Swimming Pool, Highway Access, House of Worship, Public School**
 Basement: **Yes Full, Unfinished Basement**
 Beach: **No**
 Construction: **Frame**
 Electric: **200 Amps**
 Energy Features: **Insulated Windows**
 Exterior: **Aluminum**
 Exterior Features: **Pool - Inground, Sprinkler System**
 Flooring: **Tile, Concrete**
 Foundation Size: **Unknown**
 Foundation Description: **Poured Concrete**
 Hot Water: **Oil**
 Insulation: **Unknown**
 Interior Features: **Central Vacuum**
 Lot Description: **Corner, Paved Drive**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Terms: **Contract for Deed**
 Utility Connections: **for Electric Range**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Features: **No**
 Year Built: **1972** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$986,300**
 Tax: **\$13,187** Tax Year: **2022**
 Book: **745** Page: **85**
 Cert:
 Zoning Code: **SRA**
 Map: **210.0** Block: **0035** Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0%**
 Facilitator: **2.0%**
 Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: Camber Real Estate, Inc. (781) 828-2398
Agent: Anthony Camarra (781) 820-6944

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