

# Presenting 21 Sawmill Brook Road, Winchester



## Welcome Home...

Come view this home in the desirable Muraco School district with easy access to Rtes. 95, 93 and Boston.

The floor plan offers the opportunity for easy entertaining with kitchen, dining room, and large living room, with fireplace, which flow easily from one to another. A large, comfortable, sunroom completes this level.

Just a few steps away are the master bedroom suite, two additional bedrooms and a second full bath.

The lower level, with a second fireplace, has over 300 sq. ft. of space, perfect for a family room, exercise room or rec room. A laundry, workshop, and half bath are also on this level.

Other features: two car garage, private backyard patio.



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# Special Features

## Property Information

**Bedrooms:** 3

**Bathrooms:** 2.5

**Fireplace:** 2

**Garage:** 2 Cars

**Approximate Living Space:** 2,362

**Approximate Acres:** 0.27

**Year Built:** 1957

**Assessed Value:** \$541,900

**Taxes:** \$6,107

**Tax Year:** 2009

## Rooms

**Foyer:** 13 x 4

**Living Room:** 13 x 23, Fireplace, Carpeting

**Dining Room:** 12 x 16, Carpeting

**Kitchen:** 12 x 15

**Master Bedroom:** 16 x 13, Hardwood Flooring

**Bedroom 2:** 11 x 16, Hardwood Flooring

**Bedroom 3:** 14 x 10, Hardwood Flooring

**Sun Room:** 11 x 8, Hardwood Flooring

**Rec Room:** 12 x 30, Lower Level

**Workshop:** 5 x 18, Lower Level

**Storage:** 10 x 29, Lower Level



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