

Single Family Listings



MLS #: 71060577 **Status:** SLD **DOM:** 48 **DTO:** 28 **Sale Price:** \$810,000 **List Price:** \$895,000
 19 Birch Lane **List \$/SqFt:** 223.75 **Sale Date:** 6/30/2010 **List Date:** 4/8/2010
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 202.5 **Off Mkt. Date:** 5/26/2010 **Orig. Price:** \$895,000
Style: Detached - Colonial
Rooms: 12 **Beds:** 5 **Baths:** 3f 1h **Living Area:** 4000 **Tax:** \$0
Garage: 3 **Parking:** 6 **Acres:** 0.48 (21000 sq.ft.) **Year Built:** 2008 **Fy:** 2010
Remarks: GORGEOUS! "HARRINGTON HOME" MODEL FOR "SAXON WOODS". Newly Constructed; Large Level Lot; "Signature" Brick Details; 2-Story Foyer w/Custom Mouldings; Coffered Ceilings; Columns; Natural Stone F/P; HW thru-out; "Custom" Maple Kitchen; Transom Windows; French Doors; Big Laundry/Mudroom w/Backyard Access; Grand Mstr Suite w/his & her walk-ins; Gorgeous Mstr Bath w/ "Tuscan" Tile Work & Extra Large Walk-in Shower. Quick Close; Ready to Move into!



MLS #: 71063180 **Status:** SLD **DOM:** 30 **DTO:** 9 **Sale Price:** \$779,900 **List Price:** \$779,900
 27 Birch Ln **List \$/SqFt:** 230.47 **Sale Date:** 6/3/2010 **List Date:** 4/12/2010
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 230.47 **Off Mkt. Date:** 5/12/2010 **Orig. Price:** \$779,900
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3384 **Tax:** \$7531
Garage: 5 **Parking:** 6 **Acres:** 0.55 (23901 sq.ft.) **Year Built:** 2005 **Fy:** 2009
Remarks: SAXON WOODS-Beautiful design & open floorplan--loaded w/upgrades & features- Striking granite countertops-accent gorgeous custom tiled backsplash & cherry cabinets.Extra lg walk-in pantry closet. Lg.open 2 story foyer, turned staircase, HW floors & palladium window-1st floor office-The formal oversized DR & LR is exquisite-Oversized windows add to the impressive look of this magnificent brick faced colonial.Lovely quiet cul de sac location-PLUS 3 car attached garage & 2 car under.Beautiful yard-



MLS #: 71110847 **Status:** SLD **DOM:** 86 **DTO:** 15 **Sale Price:** \$875,000 **List Price:** \$945,500
 20 Birch Lane **List \$/SqFt:** 192.57 **Sale Date:** 8/23/2010 **List Date:** 7/15/2010
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 178.21 **Off Mkt. Date:** 8/9/2010 **Orig. Price:** \$945,500
Style: Detached - Colonial
Rooms: 13 **Beds:** 5 **Baths:** 4f 1h **Living Area:** 4910 **Tax:** \$8104.69
Garage: 5 **Parking:** 6 **Acres:** 0.9 (39532 sq.ft.) **Year Built:** 2006 **Fy:** 2010
Remarks: Craftmanship abounds in this brick front colonial in Saxon Woods, elegant 2 story foyer with custom moldings, a cook's dream kitchen flows to extra large fam. rm with natural stone fireplace & beamed ceiling, floor to ceiling windows add to the elegance of the formal living and dining rms, french doors & built ins enhance the library, grand master suite w/ his & her walk in closets and xlarge shower, 2nd master suite for family/guests, tastefully fin. LL w/ full bath & kitchen, 5 car gar, priv.



MLS #: 71134831 **Status:** SLD **DOM:** 33 **DTO:** 7 **Sale Price:** \$640,000 **List Price:** \$650,000
 8 Partridge Hill Rd **List \$/SqFt:** 199.75 **Sale Date:** 10/27/2010 **List Date:** 9/10/2010
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 196.68 **Off Mkt. Date:** 10/13/2010 **Orig. Price:** \$650,000
Style: Detached - Colonial
Rooms: 10 **Beds:** 5 **Baths:** 2f 1h **Living Area:** 3254 **Tax:** \$7003
Garage: 2 **Parking:** 6 **Acres:** 0.59 (25526 sq.ft.) **Year Built:** 1998 **Fy:** 2010
Remarks: Stately brick front colonial tucked away on a peaceful, level lot in a very prestigious nbhd in north Shrewsbury. Large, sun-drenched, eat-in kitchen with granite counters, center island and sliders to back deck. Gleaming hardwood floors through out entire first floor. Enormous master suite with vaulted ceilings. 5th bedroom could be office, suite, family room, etc. Great location and pristine in every way! Perfection really does exist at 8 Partridge Hill Road! Ready to close when you are.



MLS #: 71162368 **Status:** SLD **DOM:** 352 **DTO:** 33 **Sale Price:** \$895,000 **List Price:** \$949,900
 26 Birch Ln **List \$/SqFt:** 253.44 **Sale Date:** 12/30/2010 **List Date:** 11/14/2010
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 238.79 **Off Mkt. Date:** 12/17/2010 **Orig. Price:** \$949,900
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 3748 **Tax:** \$7514
Garage: 5 **Parking:** 10 **Acres:** 0.69 (29900 sq.ft.) **Year Built:** 2003 **Fy:** 2010
Remarks: Over thirty-seven hundred Square Feet Colonial with Five Car Garage! The budget went out the palladium windows on this Builder's Model Home! Every conceivable option & upgrade was added when the Crown Jewel of Shrewsbury's Finest subdivision was erected. Dazzling granite & cherry kitchen w/sundrenched eat-in area. Incredible Master Suite w/private spa & enormous walk-in closet. Two staircases, multi-layer trim work, ornate fixtures, lavish lighting, gleaming hardwood floors, etc.



IES

MLS #: 71216573 **Status:** SLD **DOM:** 242 **DTO:** 222 **Sale Price:** \$802,000 **List Price:** \$834,900
 29 Birch Lane **List \$/SqFt:** 206.05 **Sale Date:** 1/17/2012 **List Date:** 4/14/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 197.93 **Off Mkt. Date:** 12/12/2011 **Orig. Price:** \$899,900
Style: Detached - Colonial
Rooms: 11 **Beds:** 5 **Baths:** 3f 1h **Living Area:** 4052 **Tax:** \$8784
Garage: 3 **Parking:** 4 **Acres:** 0.78 (34055 sq.ft.) **Year Built:** 2003 **Fy:** 2011
Remarks: Sophisticated, classic and timelessly designed custom, brick front colonial. Gracious entry with stone pillars + gentle walkway surrounded by masterful landscaping. Tastefully decorated in rich, warm tones w/custom built-ins, gorgeous granites, elegant lighting, gourmet kitchen, sumptuous master suite, upgrades galore and a fully fin. 3rd level. Situated in a tranquil, cul-de-sac nbhd of stately, manicured homes, where nature's symphony plays on summer eves.



MLS #: 71284494 **Status:** SLD **DOM:** 802 **DTO:** 802 **Sale Price:** \$975,000 **List Price:** \$875,000
 Lot 21 Morningside Drive **List \$/SqFt:** 238.94 **Sale Date:** 2/4/2014 **List Date:** 9/8/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 266.25 **Off Mkt. Date:** 11/18/2013 **Orig. Price:** \$849,000
Style: Detached - Colonial
Rooms: 12 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 3662 **Tax:** \$0
Garage: 3 **Parking:** 6 **Acres:** 0.5 (21600 sq.ft.) **Year Built:** 2013 **Fy:** 2013
Remarks: Beautiful "Spec" house on Morningside. Set among \$1million dollar homes! Stone entrance, wide moldings, front to back living room dining room and a fabulous open floor plan. The kitchen and cathedral family room is fantastic for every day life. A back staircase is a feature that most people have loved. It also has a first floor office, a huge master suite and bathrooms galore. This home can be ready in 30 to 60 days for the customer who wants to be in for the holidays!



MLS #: 71284510 **Status:** SLD **DOM:** 316 **DTO:** 308 **Sale Price:** \$954,247 **List Price:** \$925,000
 Lot 26 Morningside Drive **List \$/SqFt:** 222.89 **Sale Date:** 2/7/2013 **List Date:** 9/8/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 229.94 **Off Mkt. Date:** 7/20/2012 **Orig. Price:** \$869,000
Style: Detached - Colonial
Rooms: 13 **Beds:** 5 **Baths:** 4f 0h **Living Area:** 4150 **Tax:** \$0
Garage: 3 **Parking:** 6 **Acres:** 0.5 (21600 sq.ft.) **Year Built:** 2012 **Fy:** 2011
Remarks: NEW DEVELOPMENT!!!! One of 16 lots available in this beautiful north side location! All to be built. Model home underway.



MLS #: 71284540 **Status:** SLD **DOM:** 447 **DTO:** 351 **Sale Price:** \$1,143,000 **List Price:** \$1,087,200
 Lot 27 Morningside Drive **List \$/SqFt:** 270.99 **Sale Date:** 8/22/2013 **List Date:** 9/8/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 284.9 **Off Mkt. Date:** 11/28/2012 **Orig. Price:** \$869,000
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 4012 **Tax:** \$0
Garage: 4 **Parking:** 6 **Acres:** 0.57 (24988 sq.ft.) **Year Built:** 2013 **Fy:** 2013
Remarks: NEW DEVELOPMENT!!!! One of 16 lots available in this beautiful north side location! All to be built. Model home underway. The Concord plan. Call for plans and spec.'s



MLS #: 71284545 **Status:** SLD **DOM:** 433 **DTO:** 285 **Sale Price:** \$1,003,755 **List Price:** \$849,000
 Lot 25 Morningside Drive **List \$/SqFt:** 277.72 **Sale Date:** 6/14/2013 **List Date:** 9/8/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 328.35 **Off Mkt. Date:** 11/28/2012 **Orig. Price:** \$839,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 3057 **Tax:** \$0
Garage: 3 **Parking:** 6 **Acres:** 0.5 (21600 sq.ft.) **Year Built:** 2012 **Fy:** 2011
Remarks: NEW DEVELOPMENT!!!! One of 16 lots available in this beautiful north side location! All to be built. Model home underway.



MLS #: 71297017 **Status:** SLD **DOM:** 100 **DTO:** 62 **Sale Price:** \$875,910 **List Price:** \$785,000
 Lot 22 Morningside Drive **List \$/SqFt:** 270.78 **Sale Date:** 7/17/2012 **List Date:** 10/5/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 302.14 **Off Mkt. Date:** 1/13/2012 **Orig. Price:** \$785,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2899 **Tax:** \$0
Garage: 3 **Parking:** 6 **Acres:** 0.52 (22521 sq.ft.) **Year Built:** 2011 **Fy:** 2011
Remarks: NEW DEVELOPMENT!!!! One of 16 lots available in this beautiful north side location! All to be built. Model home underway. The Cisco plan. Call for plans and spec.'s

MLS #: 71347690 **Status:** SLD **DOM:** 91 **DTO:** 78 **Sale Price:** \$890,000 **List Price:** \$920,000
 Lot 23 Morningside Drive **List \$/SqFt:** 234.16 **Sale Date:** 8/10/2012 **List Date:** 3/7/2012
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 226.52 **Off Mkt. Date:** 6/6/2012 **Orig. Price:** \$920,000



Style: Detached - Colonial

Rooms: 10

Beds: 4

Baths: 3f 1h

Living Area: 3929

Tax: \$0

Garage: 3

Parking: 6

Acres: 0.53 (23022 sq.ft.)

Year Built: 2012

Fy: 2011

Remarks: Model Home ready for May delivery in NEW DEVELOPMENT!!!! One of 16 lots available in this beautiful north side location! All others to be built. Many luxurious features including Sub-Zero/Wolf gourmet kitchen, second staircase to second floor bonus room, jack and jill bath and elegant lighting throughout. Beautiful granite, tile and trim work.



MLS #: 71364457 **Status:** SLD

DOM: 44 **DTO:** 0

Sale Price: \$1,108,309

List Price: \$898,500

Lot 29 Morningside Drive

List \$/SqFt: 213.93

Sale Date: 12/7/2012

List Date: 4/10/2012

Shrewsbury, MA 01545

Sold \$/SqFt: 263.88

Off Mkt. Date: 5/24/2012 **Orig. Price:** \$898,500

Style: Detached - Colonial

Rooms: 12

Beds: 4

Baths: 2f 1h

Living Area: 4200

Tax: \$0

Garage: 3

Parking: 6

Acres: 0.73 (31857 sq.ft.)

Year Built: 2011

Fy: 2011

Remarks:



MLS #: 71389281 **Status:** SLD

DOM: 23 **DTO:** 0

Sale Price: \$1,070,962

List Price: \$849,000

Lot 28 Morningside Drive

List \$/SqFt: 251.63

Sale Date: 12/21/2012

List Date: 5/30/2012

Shrewsbury, MA 01545

Sold \$/SqFt: 317.42

Off Mkt. Date: 6/22/2012 **Orig. Price:** \$849,000

Style: Detached - Colonial

Rooms: 10

Beds: 5

Baths: 4f 1h

Living Area: 3374

Tax: \$0

Garage: 3

Parking: 6

Acres: 0.58 (25482 sq.ft.)

Year Built: 2012

Fy: 2012

Remarks: TO BE BUILT. One of 16 lots available in this beautiful north side location!



MLS #: 71389301 **Status:** SLD

DOM: 355 **DTO:** 355

Sale Price: \$1,095,062

List Price: \$919,000

L19 (13A) Morningside Drive

List \$/SqFt: 245.59

Sale Date: 12/24/2013

List Date: 5/30/2012

Shrewsbury, MA 01545

Sold \$/SqFt: 292.64

Off Mkt. Date: 5/20/2013 **Orig. Price:** \$869,000

Style: Detached - Colonial

Rooms: 10

Beds: 4

Baths: 3f 1h

Living Area: 3742

Tax: \$0

Garage: 3

Parking: 6

Acres: 0.68 (29742 sq.ft.)

Year Built: 2013

Fy: 2013

Remarks: SIMILAR TO BE BUILT!! A total of 16 lots, but only 3 left!!! Don't wait call today!



MLS #: 71427586 **Status:** SLD

DOM: 0 **DTO:** 0

Sale Price: \$958,572

List Price: \$869,000

Lot 20 Morningside Drive

List \$/SqFt: 202.85

Sale Date: 4/16/2013

List Date: 8/28/2012

Shrewsbury, MA 01545

Sold \$/SqFt: 223.76

Off Mkt. Date: 8/28/2012 **Orig. Price:** \$869,000

Style: Detached - Colonial

Rooms: 10

Beds: 4

Baths: 3f 1h

Living Area: 4284

Tax: \$0

Garage: 3

Parking: 6

Acres: 0.54 (23495 sq.ft.)

Year Built: 2012

Fy: 2011

Remarks: Similar to be built



MLS #: 71427602 **Status:** SLD

DOM: 0 **DTO:** 0

Sale Price: \$1,084,970

List Price: \$919,000

Lot 17 Morningside Drive

List \$/SqFt: 171.04

Sale Date: 3/6/2013

List Date: 8/28/2012

Shrewsbury, MA 01545

Sold \$/SqFt: 201.93

Off Mkt. Date: 8/28/2012 **Orig. Price:** \$919,000

Style: Detached - Colonial

Rooms: 14

Beds: 5

Baths: 4f 1h

Living Area: 5373

Tax: \$0

Garage: 3

Parking: 6

Acres: 0.7 (30306 sq.ft.)

Year Built: 2013

Fy: 2012

Remarks: TO BE BUILT!! One of 16 lots available in this beautiful north side location!



MLS #: 71460077 **Status:** SLD

DOM: 51 **DTO:** 38

Sale Price: \$620,000

List Price: \$645,000

3 Partridge Hill Rd

List \$/SqFt: 200.93

Sale Date: 2/15/2013

List Date: 11/27/2012

Shrewsbury, MA 01545

Sold \$/SqFt: 193.15

Off Mkt. Date: 1/17/2013 **Orig. Price:** \$645,000

Style: Detached - Colonial

Rooms: 10

Beds: 4

Baths: 2f 1h

Living Area: 3210

Tax: \$7256

Garage: 2

Parking: 6

Acres: 0.75 (32493 sq.ft.)

Year Built: 1997

Fy: 2012

Remarks: SAXON WOODS !! Custom - 3210 sq.ft.- open floor plan.> two story foyer >exceptional oversized eat in kitchen, hardwood floors, granite counters, center island >open to vaulted fireplaced familyroom, spacious deck > Perfect for family gatherings >>1st level library, French Doors>4 generous sized bedrooms plus bonus room off master suite, walk in closet> Lower level walk out >. Low maintenance exterior >> Private 3/4 acre lot.>One of Shrewsbury's premier locations!!

MLS #: 71517112 **Status:** SLD

DOM: 119 **DTO:** 42

Sale Price: \$951,625

List Price: \$915,000

Lot 24R Morningside Drive

List \$/SqFt: 250

Sale Date: 10/3/2013

List Date: 1/1/2013

Shrewsbury, MA 01545

Sold \$/SqFt: 260.01

Off Mkt. Date: 2/12/2013 **Orig. Price:** \$915,000



Style: Detached - Colonial
Rooms: 11 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 3660 **Tax:** \$0
Garage: 3 **Parking:** 6 **Acres:** 0.46 (20007 sq.ft.) **Year Built:** 2013 **Fy:** 2013
Remarks: SIMILAR to be BUILT ! Fabulous colonial on a corner lot. 1st floor master bedrm and study. Hdws throughout the 1st floor and upstairs hall. Great north side development will take 5 to 6 months for completion.



MLS #: 71518925 **Status:** SLD **DOM:** 18 **DTO:** 18 **Sale Price:** \$1,110,614 **List Price:** \$919,000
 Lot 18 Morningside Drive **List \$/SqFt:** 162.65 **Sale Date:** 11/8/2013 **List Date:** 5/2/2013
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 196.57 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$919,000
Style: Detached - Colonial
Rooms: 13 **Beds:** 5 **Baths:** 4f 1h **Living Area:** 5650 **Tax:** \$0
Garage: 3 **Parking:** 6 **Acres:** 0.79 (34230 sq.ft.) **Year Built:** 2013 **Fy:** 2013
Remarks: SIMILAR TO BE BUILT!! A total of 16 lots, but only 3 left.



MLS #: 71610158 **Status:** SLD **DOM:** 98 **DTO:** 68 **Sale Price:** \$1,357,062 **List Price:** \$950,000
 19 Morningside Drive **List \$/SqFt:** 212.43 **Sale Date:** 8/29/2014 **List Date:** 11/20/2013
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 303.46 **Off Mkt. Date:** 2/26/2014 **Orig. Price:** \$950,000
Style: Detached - Colonial
Rooms: 11 **Beds:** 4 **Baths:** 4f 0h **Living Area:** 4472 **Tax:** \$0
Garage: 3 **Parking:** 6 **Acres:** 0.74 (32040 sq.ft.) **Year Built:** 2014 **Fy:** 2014
Remarks: SIMILAR to be built on one of the last beautiful lots at Morningside. Fabulous layout plans attached



MLS #: 71644764 **Status:** SLD **DOM:** 0 **DTO:** 0 **Sale Price:** \$1,324,630 **List Price:** \$1,254,450
 17 Morningside Drive **List \$/SqFt:** 213.2 **Sale Date:** 6/9/2014 **List Date:** 3/14/2014
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 225.12 **Off Mkt. Date:** 3/14/2014 **Orig. Price:** \$1,254,450
Style: Detached - Colonial
Rooms: 16 **Beds:** 6 **Baths:** 4f 1h **Living Area:** 5884 **Tax:** \$0
Garage: 3 **Parking:** 6 **Acres:** 0.99 (43241 sq.ft.) **Year Built:** 2014 **Fy:** 2014
Remarks: Photo shown is SIMILAR.



MLS #: 71725661 **Status:** SLD **DOM:** 50 **DTO:** 23 **Sale Price:** \$705,000 **List Price:** \$715,000
 25 Morningside Dr **List \$/SqFt:** 222.88 **Sale Date:** 10/14/2014 **List Date:** 8/7/2014
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 219.76 **Off Mkt. Date:** 9/26/2014 **Orig. Price:** \$715,000
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3208 **Tax:** \$8521
Garage: 2 **Parking:** 6 **Acres:** 0.49 (21374 sq.ft.) **Year Built:** 1996 **Fy:** 2014
Remarks: Country Way - One of the best lots in one of the best collections of lovely homes in Shrewsbury's North side complements this exceptional Traditional yet Striking Colonial*Incredible Neighborhood of Upscale Homes to bolster your investment*Tasteful styling w/Brick Accented Front entry w/Palladium window*Open foyer*First floor Office/Study w/Custom Built-ins & Electric fireplace*Inviting vaulted & skylit Fam Rm w/Brick fireplace & classic mantle*Warm wood Kitchen capped w/gleaming Granite counters, island, double ovens, built-in desk area*Formal Living Room off Foyer*Impressive Dining Room w/walk-out bay window*Large bedrooms*Wonderful Master Suite w/Big Walk-in Closet plus vaulted & skylit bath w/tiled shower and whirlpool as well as double sinks & closeted toilet area*Incredible Screened Porch offers vaulted ceiling and skylights with direct access to both Kitchen and Family Room*Patio off the porch is the perfect spot to enjoy the lovely yard abutting town property to the west side*

Single Family Listings: 23 **Avg. Liv.Area SqFt:** 4,004.96 **Avg. List\$:** \$884,754 **Avg. List\$/SqFt:** \$225 **Avg. DOM:** 162.52 **Avg. DTO:** 119.30
Avg. Sale\$: \$957,853 **Avg. Sale\$/SqFt:** \$243

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