

Single Family Listings



MLS #: 71049778 **Status:** SLD **DOM:** 69 **DTO:** 6 **Sale Price:** \$400,000 **List Price:** \$419,900
 25 Stoney Hill Rd **List \$/SqFt:** 271.78 **Sale Date:** 5/24/2010 **List Date:** 3/18/2010
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 258.9 **Off Mkt. Date:** 5/14/2010 **Orig. Price:** \$419,900

Style: Detached - Colonial

Rooms: 7 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1545 **Tax:** \$3840
Garage: 2 **Parking:** 4 **Acres:** 0.36 (15856 sq.ft.) **Year Built:** 1995 **Fy:** 2009

Remarks: Desirable Hills Farm Estates - Bright, sunny, well-maintained home offers beautiful granite counter tops and stainless steel kitchen appliances. Front to back family room with fireplace, hardwoods and slider to deck & patio which overlooks the beautiful mature landscaping and private wooded backyard. Master bedroom suite with whirlpool tub and vaulted ceiling. Walk-in closets in all bedrooms. Finished walk-out lower level. Central AC. Great access to major routes and commuter rail.



MLS #: 71077770 **Status:** SLD **DOM:** 70 **DTO:** 17 **Sale Price:** \$400,000 **List Price:** \$399,900
 18 Thistle Hill Dr **List \$/SqFt:** 204.87 **Sale Date:** 7/19/2010 **List Date:** 5/10/2010
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 204.92 **Off Mkt. Date:** 5/15/2010 **Orig. Price:** \$399,900

Style: Detached - Colonial

Rooms: 7 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1952 **Tax:** \$3872
Garage: 2 **Parking:** 4 **Acres:** 0.34 (14870 sq.ft.) **Year Built:** 1998 **Fy:** 2009

Remarks: SHOWINGS START AT Open House 5/16 1-230PM. Fabulous expanded Rockport style colonial on spectacular cul-de-sac lot in the newest section of Hills Farm Estates. Gorgeous hardwoods, finished basement, open floor plan. Fresh carpets and paint as of last week, so this one is truly turn-key and ready for you. Priced for multiple offers on Sunday, so please have your preapproval and check ready. Some lucky buyer is going to get a fabulous home if they act fast!!



MLS #: 71106759 **Status:** SLD **DOM:** 61 **DTO:** 27 **Sale Price:** \$415,000 **List Price:** \$429,900
 7 Deer Run Dr **List \$/SqFt:** 219.56 **Sale Date:** 9/17/2010 **List Date:** 7/8/2010
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 211.95 **Off Mkt. Date:** 9/7/2010 **Orig. Price:** \$429,900

Style: Detached - Ranch

Rooms: 6 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1958 **Tax:** \$4256
Garage: 2 **Parking:** 2 **Acres:** 0.39 (16779 sq.ft.) **Year Built:** 1999 **Fy:** 2010

Remarks: Are you looking for single level living? Have you been waiting to get into Hills Farms Estates? Now you can have both, unique newer Ranch style home with all the features you are looking for, Fireplace, Hardwoods, Central Air, Central Vac, Sprinkler System, Cathedral Ceilings the list goes on and on a nice level cul-de-sac. Walkout basement with potential for another 1500+ sf of living space. You just don't want to miss this one Call Now for your private viewing and see for yourself!



MLS #: 71182494 **Status:** SLD **DOM:** 47 **DTO:** 6 **Sale Price:** \$415,000 **List Price:** \$418,900
 107 Stoney Hill Road **List \$/SqFt:** 217.95 **Sale Date:** 3/30/2011 **List Date:** 1/27/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 215.92 **Off Mkt. Date:** 3/15/2011 **Orig. Price:** \$418,900

Style: Detached - Colonial

Rooms: 7 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1922 **Tax:** \$4287.21
Garage: 2 **Parking:** 4 **Acres:** 0.33 (14198 sq.ft.) **Year Built:** 1997 **Fy:** 2011

Remarks: Enjoy scenic views in every season from this ideally situated, meticulously maintained Colonial. Set on a private, beautifully landscaped lot, this home features an open floor plan & numerous upgrades. Attributes to note: hardwood floors throughout first floor, fireplaced living room, sunlit dining room, pantry/mudroom & kitchen boasting stainless appliances, granite countertops, breakfast bar, high-end fixtures & eat-in area. Finished, walk-out lower level, workshop & expansion potential.



MLS #: 71187949 **Status:** SLD **DOM:** 103 **DTO:** 30 **Sale Price:** \$436,000 **List Price:** \$442,500
 128 Stoney Hill Rd **List \$/SqFt:** 171.11 **Sale Date:** 5/27/2011 **List Date:** 2/14/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 168.6 **Off Mkt. Date:** 3/24/2011 **Orig. Price:** \$442,500

Style: Detached - Colonial

Rooms: 8 **Beds:** 3 **Baths:** 3f 1h **Living Area:** 2586 **Tax:** \$4376
Garage: 2 **Parking:** 4 **Acres:** 0.29 (12796 sq.ft.) **Year Built:** 1999 **Fy:** 2010

Remarks: UPGRADED KITCHEN and ALL BATHS with exotic NEW GRANITE COUNTERS and Brand NEW SS Kitchen Appliances. Desirable neighborhood - Hill Farms Estate! New Carpets, SS vented hood & pantry. Spacious flr plan, large Fire placed Family Rm & a large Island Kitchen, Mstr bdrm w/2 LARGE his & her walk-in closets. Hip Roof. LARGE Deck. Level Yard & a 2 Car Garage. ALL LARGE Bedrm w/ manycloset & Walkup Attic. Lrg WALKOUT BSMT w/big windows. In-law apart in bsmt w/kitchenette plumbing. New boiler & fresh paint



MLS #: 71191096 **Status:** SLD **DOM:** 10 **DTO:** 10 **Sale Price:** \$440,900 **List Price:** \$439,900
 18 Stoney Hill **List \$/SqFt:** 171.43 **Sale Date:** 5/31/2011 **List Date:** 2/23/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 171.82 **Off Mkt. Date:** 3/5/2011 **Orig. Price:** \$439,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 2566 **Tax:** \$4249.78
Garage: 2 **Parking:** 4 **Acres:** 0.3 (13204 sq.ft.) **Year Built:** 1993 **Fy:** 2010
Remarks: NANTUCKET COLONIAL w front porch, corner level lot with side entry garage.HILLS FARM ESTATES NEIGHBORHOODO. Two master suites with 3+ baths. Tuscon master bedroom suite with lush master bath and over-sized closet. Country kitchen w granite counters and tuscon tiled flooring. Dining area open to LR/FR w FP w new hardwood flooring. Walk-out bay window in D.R. **1st floor laundry + separate formal 1/2 bath. SUPER lower level + POND VIEW Train Station 2 miles 1st Showing 2/27/11



MLS #: 71233321 **Status:** SLD **DOM:** 36 **DTO:** 35 **Sale Price:** \$401,500 **List Price:** \$429,900
 6 Quail Hollow Dr **List \$/SqFt:** 175.33 **Sale Date:** 7/18/2011 **List Date:** 5/16/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 163.74 **Off Mkt. Date:** 6/16/2011 **Orig. Price:** \$429,900
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 2452 **Tax:** \$4117.81
Garage: 2 **Parking:** 2 **Acres:** 0.36 (15491 sq.ft.) **Year Built:** 1994 **Fy:** 2010
Remarks: Located on a cul de sac. Irrigation system with 7 zones & new digital programmable timer. 2 attics for storage. Front to back living room. Triple paned windows for insulation & energy efficiency. Finished basement with built in cabinets.Walk in closets in all bedrooms.Highly rated school system. Surrounded by natural nonbuildable land for privacy & farmer's stone walls for charm. OH 5/21 & 5/22 from 12-4pm.



MLS #: 71235587 **Status:** SLD **DOM:** 60 **DTO:** 4 **Sale Price:** \$421,500 **List Price:** \$424,900
 19 Thistle Hill Dr **List \$/SqFt:** 157.78 **Sale Date:** 7/16/2011 **List Date:** 5/19/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 156.52 **Off Mkt. Date:** 5/24/2011 **Orig. Price:** \$424,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 3 **Baths:** 3f 1h **Living Area:** 2693 **Tax:** \$4689
Garage: 2 **Parking:** 4 **Acres:** 0.31 (13662 sq.ft.) **Year Built:** 1998 **Fy:** 2011
Remarks: Showings start Sunday. Fantastic opportunity to own this one of a kind home in Hills Farm Estates. Perched at the very end of this amazing cul-de-sac, you'll find this spacious young colonial, ready and waiting for you. Originally designed as a four BR, it now has a huge 2room Master suite, and two other very spacious bedrooms. The full finished walkout basement has a wonderful family room, as well as a full bath, adding tremendous flexibility in your use of the space.



MLS #: 71254479 **Status:** SLD **DOM:** 46 **DTO:** 22 **Sale Price:** \$440,000 **List Price:** \$459,900
 35 Stoney Hill Road **List \$/SqFt:** 178.39 **Sale Date:** 8/23/2011 **List Date:** 6/27/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 170.67 **Off Mkt. Date:** 8/12/2011 **Orig. Price:** \$459,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 2f 2h **Living Area:** 2578 **Tax:** \$4414.18
Garage: 2 **Parking:** 4 **Acres:** 0.41 (18047 sq.ft.) **Year Built:** 1993 **Fy:** 2011
Remarks: HILLS FARM ESTATES..Rockport Design w magnificent lot w wood rear privacy. Beautiful open floor plan...Gleaming HW floors on 1st floor plus HW treads. Custom Tuscan kitchen w warm granite countertops.. Slider in dining area to 20' deck overlooking flowering trees, fenced-in garden area. Fourth bedroom or additional game room over garage w 3 closets. Lower level with windows and walk out, fully tiled flooring plus 1/2 bath, laundry room. Walking trails, fishing pond, near train station.



MLS #: 71256570 **Status:** SLD **DOM:** 71 **DTO:** 31 **Sale Price:** \$465,000 **List Price:** \$479,900
 3 Thistle Hill Dr **List \$/SqFt:** 171.39 **Sale Date:** 9/9/2011 **List Date:** 7/3/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 166.07 **Off Mkt. Date:** 9/7/2011 **Orig. Price:** \$489,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2800 **Tax:** \$4683
Garage: 2 **Parking:** 6 **Acres:** 0.29 (12836 sq.ft.) **Year Built:** 1998 **Fy:** 2011
Remarks: Wonderful 4 bedroom Young Colonial Home located on a cul de sac in most desirable Hills Farms Estates neighborhood. Beautiful stainless steel kitchen, granite counters & cherry cabinets. In addition to gleaming hardwood floors, formal dining, fireplace living, this house features a master suite w/ skylight & spacious custom design walk in closet, oversized shower, Jacuzzi, double sinks, 2nd floor laundry. Finished basement w/ bar. 22x12 deck & leveled yard. 3 heat zones. Home security system.

MLS #: 71270719 **Status:** SLD **DOM:** 102 **DTO:** 101 **Sale Price:** \$400,000 **List Price:** \$415,000
 105 Stoney Hill Rd **List \$/SqFt:** 235.53 **Sale Date:** 12/21/2011 **List Date:** 8/4/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 227.01 **Off Mkt. Date:** 11/13/2011 **Orig. Price:** \$423,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1762 **Tax:** \$4093



Garage: 2 **Parking:** 2 **Acres:** 0.33 (14197 sq.ft.) **Year Built:** 1998 **Fy:** 2011
Remarks: Outstanding Shrewsbury Colonial. Breath taking view on waterfront Pond. Hardwood floors, central AC/Heat, new roof with warranty, newly painted. Excellent schools & 5 minutes to metro station, YMCA, Shopping.



MLS #: 71278424 **Status:** SLD **DOM:** 101 **DTO:** 37 **Sale Price:** \$380,000 **List Price:** \$399,900
 5 Nightingale Drive **List \$/SqFt:** 270.2 **Sale Date:** 11/30/2011 **List Date:** 8/23/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 256.76 **Off Mkt. Date:** 10/10/2011 **Orig. Price:** \$399,900
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1480 **Tax:** \$4031
Garage: 2 **Parking:** 6 **Acres:** 0.31 (13599 sq.ft.) **Year Built:** 1993 **Fy:** 2011
Remarks: Meticulously maintained Colonial on cul-de-sac level private backyard. Recent updates include new roof - new stove and hood - new slider - new garage doors - new replacement windows with the exception of back of home; exterior painted 2 years ago. All bedrooms have walk-in closets. Minutes to Rte. 9, I-290, I-495, I-90. Minutes to the new Northboro Shopping Center and White City Plaza. You will be truly amazed at the condition of this home.



MLS #: 71280351 **Status:** SLD **DOM:** 162 **DTO:** 44 **Sale Price:** \$425,000 **List Price:** \$439,900
 11 Quail Hollow Dr **List \$/SqFt:** 212.82 **Sale Date:** 11/17/2011 **List Date:** 8/28/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 205.61 **Off Mkt. Date:** 10/11/2011 **Orig. Price:** \$445,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 2067 **Tax:** \$4491
Garage: 2 **Parking:** 6 **Acres:** 0.4 (17484 sq.ft.) **Year Built:** 1994 **Fy:** 2011
Remarks: Impeccable home on desirable cul-de-sac lot w/ curb appeal galore in Hills Farm Estates. Versatile floor plan has formal rooms on the first floor w/ cozy family room that features a fireplace & roomy kitchen (all appliances included!) w/ center island PLUS a huge Great Room on the second level w/ its own set of stairs, soaring ceilings & closets. Could easily be converted into a second master suite or 4th bedroom. New roof in 2011. This home passed all inspections w/ flying colors, just move in!



MLS #: 71310252 **Status:** SLD **DOM:** 144 **DTO:** 103 **Sale Price:** \$424,000 **List Price:** \$429,900
 88 Stoney Hill Rd **List \$/SqFt:** 162.17 **Sale Date:** 6/26/2012 **List Date:** 11/11/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 159.94 **Off Mkt. Date:** 4/3/2012 **Orig. Price:** \$439,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 2651 **Tax:** \$4394
Garage: 2 **Parking:** 4 **Acres:** 0.29 (12500 sq.ft.) **Year Built:** 1998 **Fy:** 2011
Remarks: Come & make an offer on this move in ready home in Shrewsbury's highly sought after Hills Farm Estates. Outstanding condition inside/out. Boasts beautiful hardwood flrs thruout w/new carpeting in 3 oversize BRs, each w/walk in closet. Stunning, must see, 2nd flr great rm is perfect for kids/family interests & finished bsmt serve as great place for retreat. Functioning office located in bsmt. 2 zone Central AC. Immaculate landscaped backyard provides tranquil place to relax.



MLS #: 71313418 **Status:** SLD **DOM:** 65 **DTO:** 38 **Sale Price:** \$400,000 **List Price:** \$409,000
 2 Pheasant Hill Dr **List \$/SqFt:** 148.94 **Sale Date:** 2/21/2012 **List Date:** 11/21/2011
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 145.67 **Off Mkt. Date:** 1/25/2012 **Orig. Price:** \$409,000
Style: Detached - Saltbox
Rooms: 8 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 2746 **Tax:** \$4291
Garage: 2 **Parking:** 6 **Acres:** 0.37 (16104 sq.ft.) **Year Built:** 1992 **Fy:** 2011
Remarks: Quintessential Center Chimney Colonial Saltbox offers a striking Classic & Tasteful look on a wonderful, flatter lot*Great Room with 2nd story Balcony and open hardwood staircase*2 fireplaces (family room and kitchen)*1st floor master with gorgeous updated master bath*Beautifully finished kitchen with cherry cabs, granite, center isle and SS*Finished lower level has Game Rm w/gorgeous laminate floor & separate Office*Wonderful bright home w/lovely rear yard*Great commutable locale!



MLS #: 71363190 **Status:** SLD **DOM:** 244 **DTO:** 69 **Sale Price:** \$383,000 **List Price:** \$399,999
 1 Pheasant Hill Drive **List \$/SqFt:** 191.2 **Sale Date:** 8/23/2012 **List Date:** 4/6/2012
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 183.08 **Off Mkt. Date:** 8/4/2012 **Orig. Price:** \$419,900
Style: Detached - Contemporary
Rooms: 9 **Beds:** 3 **Baths:** 3f 0h **Living Area:** 2092 **Tax:** \$4238
Garage: 2 **Parking:** 6 **Acres:** 0.34 (14878 sq.ft.) **Year Built:** 1990 **Fy:** 2012
Remarks: This contemporary split sparkles with updates! Hardwood floors throughout main floor, kitchen with new granite counters & stainless steel appliances, new bath vanities with integral solid surface sinks. The lower level has

"in-law" potential: large family room w/wet bar, seperate room with closet, & 3/4 bath. Rarely will you find this open floor plan style with volume ceilings available in this popular neighborhood! Motivated Seller! Bring Offers!



MLS #: 71377790 **Status:** SLD **DOM:** 66 **DTO:** 66 **Sale Price:** \$418,000 **List Price:** \$445,000
 22 Stoney Hill Road **List \$/SqFt:** 187.05 **Sale Date:** 8/15/2012 **List Date:** 5/4/2012
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 175.7 **Off Mkt. Date:** 7/10/2012 **Orig. Price:** \$445,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2379 **Tax:** \$4429
Garage: 2 **Parking:** 5 **Acres:** 0.34 (14875 sq.ft.) **Year Built:** 1993 **Fy:** 2011
Remarks: Exceptional 4 bedroom (2 master bedrooms). One master has full bath, second master has attached room. Gorgeous master bath with glass enclosed shower and granite surround. Second full bath also updated with corian surround. Impressive finished lower level with bar. Professionally landscaped grounds back up to woods. Convenient to major routes.



MLS #: 71389761 **Status:** SLD **DOM:** 53 **DTO:** 9 **Sale Price:** \$405,000 **List Price:** \$408,000
 18 Thistle Hill Dr **List \$/SqFt:** 209.02 **Sale Date:** 7/27/2012 **List Date:** 5/31/2012
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 207.48 **Off Mkt. Date:** 7/23/2012 **Orig. Price:** \$408,000
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1952 **Tax:** \$4380.67
Garage: 2 **Parking:** 4 **Acres:** 0.34 (14870 sq.ft.) **Year Built:** 1998 **Fy:** 2012
Remarks: OPEN HOUSE THIS SUNDAY 6/3, 1-300 PM. Meticulous expanded Rockport style colonial on spectacular cul-de-sac lot in desirable Hill Farm Estates! Open floor plan. Gleaming hardwood floors. Wonderful finished basement, with plentiful storage throughout the house. Private wooded rear yard. Great commuter location. Move in condition! Anticipate multiple offers on Sunday, so please show up ready to buy with your preapproval and check.



MLS #: 71404281 **Status:** SLD **DOM:** 53 **DTO:** 8 **Sale Price:** \$452,000 **List Price:** \$459,900
 16 Thistle Hill Drive **List \$/SqFt:** 185 **Sale Date:** 9/4/2012 **List Date:** 7/2/2012
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 181.82 **Off Mkt. Date:** 7/31/2012 **Orig. Price:** \$459,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2486 **Tax:** \$4727
Garage: 2 **Parking:** 4 **Acres:** 0.37 (15919 sq.ft.) **Year Built:** 1999 **Fy:** 2012
Remarks: Beautifully maintained Colonial in one of Shrewsbury's most sought after neighborhoods. Home has been freshly painted (interior and exterior), new stainless steel appliances and carpets. Massive master bedroom with luxury bath. You will love this 4 season room enclosed by walls of windows overlooking private wooded grounds.



MLS #: 71415051 **Status:** SLD **DOM:** 39 **DTO:** 31 **Sale Price:** \$420,000 **List Price:** \$438,000
 18 Deergrass Rd **List \$/SqFt:** 222.9 **Sale Date:** 10/15/2012 **List Date:** 7/27/2012
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 213.74 **Off Mkt. Date:** 9/4/2012 **Orig. Price:** \$438,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 1965 **Tax:** \$4493
Garage: 2 **Parking:** 4 **Acres:** 0.29 (12589 sq.ft.) **Year Built:** 1992 **Fy:** 2012
Remarks: Desirable West Hills neighborhood of Shrewsbury >> fully applianced open kitchen > dining area off cathedral ceiling familyroom> sky light> wood burning fireplace >> spacious dining room -wainscoting >> Young spacious deck >> master bedroom with walk in closet>> second floor laundry>> lower level potential finish - walk out >> Excellent highway access !



MLS #: 71418205 **Status:** SLD **DOM:** 94 **DTO:** 38 **Sale Price:** \$421,000 **List Price:** \$423,800
 89 Stoney Hill Rd **List \$/SqFt:** 192.64 **Sale Date:** 11/5/2012 **List Date:** 8/3/2012
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 191.36 **Off Mkt. Date:** 11/5/2012 **Orig. Price:** \$423,800
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 3f 1h **Living Area:** 2200 **Tax:** \$4580
Garage: 2 **Parking:** 4 **Acres:** 0.29 (12500 sq.ft.) **Year Built:** 1998 **Fy:** 2012
Remarks: OPEN HOUSE Sunday, Aug.18h from 1-3pm. Hills Farm Estates neighborhood presents the Largest Rockport II Design. Spacious open floor plan with bright country kitchen. The walkout basement with windows, slider and full bath opens to a beautiful wooded lot. This house uniquely boasts additional open side yard.



MLS #: 71457103 **Status:** SLD **DOM:** 104 **DTO:** 56 **Sale Price:** \$420,000 **List Price:** \$424,500
 93 Stoney Hill Road **List \$/SqFt:** 180.03 **Sale Date:** 2/28/2013 **List Date:** 11/14/2012
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 178.12 **Off Mkt. Date:** 2/26/2013 **Orig. Price:** \$424,500
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 3f 1h **Living Area:** 2358 **Tax:** \$4700.64
Garage: 2 **Parking:** 4 **Acres:** 0.29 (12500 sq.ft.) **Year Built:** 1998 **Fy:** 2012
Remarks: GREAT VALUE!!! PRICED TO SELL! Desirable neighborhood. Bright, cheery home. Open floorplan. Fabulous for entertaining! Warm and inviting. Features fireplaced living room, mantle, eat-in kitchen, pantry, sliders

to deck, hardwood floors, recessed lighting, central A/C, finished bsmt. w/gas stove, walk-out, private wooded backyard, lush grounds, 2 car garage, new roof. Master has bath , double bowl sinks, huge walk-in closet. Pride of ownership. Immaculate. NEW YEAR, NEW HOME!



MLS #: 71485272 **Status:** SLD **DOM:** 6 **DTO:** 6 **Sale Price:** \$422,000 **List Price:** \$429,000
 107 Stoney Hill Road **List \$/SqFt:** 223.2 **Sale Date:** 4/23/2013 **List Date:** 2/21/2013
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 219.56 **Off Mkt. Date:** 2/27/2013 **Orig. Price:** \$429,000
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1922 **Tax:** \$4464
Garage: 2 **Parking:** 4 **Acres:** 0.33 (14198 sq.ft.) **Year Built:** 1997 **Fy:** 2012
Remarks: Beautiful three bedroom, 2.5 bath colonial sited on a professionally landscaped lot in one of Shrewsbury's most coveted neighborhoods. This home boasts an open floor plan, gourmet kitchen with stainless appliances, maple cabinetry and granite countertops. Spacious fireplaced family room, dining room leads to the deck, Master Bedroom suite w/ walk in closet and full bath. Enjoy views of the neighborhood from the farmer's porch-scenic rear overlooking a pond- A MUST SEE!!!



MLS #: 71489202 **Status:** SLD **DOM:** 24 **DTO:** 7 **Sale Price:** \$425,500 **List Price:** \$434,000
 96 Stoney Hill Road **List \$/SqFt:** 258.49 **Sale Date:** 4/30/2013 **List Date:** 3/4/2013
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 253.42 **Off Mkt. Date:** 3/7/2013 **Orig. Price:** \$434,000
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 2f 2h **Living Area:** 1679 **Tax:** \$4488
Garage: 2 **Parking:** 4 **Acres:** 0.33 (14266 sq.ft.) **Year Built:** 1996 **Fy:** 2012
Remarks: Pristine 3 bedroom colonial in desirable Hills Farm Estates. Granite kitchen with stone backsplash, stainless steel appliances. Fireplaced living room and formal dining room. Central air, security system, sprinkler system. Private backyard. Convenient to major routes. Young roof and condenser.



MLS #: 71493459 **Status:** SLD **DOM:** 39 **DTO:** 31 **Sale Price:** \$391,000 **List Price:** \$398,000
 8 Pheasant Hill Dr **List \$/SqFt:** 214.09 **Sale Date:** 5/17/2013 **List Date:** 3/13/2013
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 210.33 **Off Mkt. Date:** 4/21/2013 **Orig. Price:** \$409,000
Style: Detached - Split Entry
Rooms: 7 **Beds:** 3 **Baths:** 3f 0h **Living Area:** 1859 **Tax:** \$4338
Garage: 2 **Parking:** 6 **Acres:** 0.29 (12500 sq.ft.) **Year Built:** 1992 **Fy:** 2012
Remarks: Beautiful contemporary split-entry on lovely, private lot in very desirable Hills Farm Estates. Cathedral ceilings in living room, dining room and kitchen. Oak hardwood floors and Anderson windows throughout 1st floor. Granite counter tops in kitchen and bathrooms. Spacious office in lower level. Newer roof. Move in condition!



MLS #: 71503016 **Status:** SLD **DOM:** 47 **DTO:** 33 **Sale Price:** \$445,000 **List Price:** \$455,000
 10 Thistle Hill **List \$/SqFt:** 222.39 **Sale Date:** 5/23/2013 **List Date:** 4/3/2013
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 217.5 **Off Mkt. Date:** 5/4/2013 **Orig. Price:** \$455,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2046 **Tax:** \$4646
Garage: 2 **Parking:** 6 **Acres:** 0.33 (14248 sq.ft.) **Year Built:** 1998 **Fy:** 2012
Remarks: Wonderful new listing on cul-de-sac off Stoney Hill. Four second floor bedrooms with granite counter-tops and hardwoods in kitchen. This is a well cared for house. The best house in Shrewsbury in the price range. The master bedroom has two large walk in closets so you don't have to share. Open house was postponed because the sellers are moving. Showings will begin again on Tuesday 4/23!



MLS #: 71524520 **Status:** SLD **DOM:** 7 **DTO:** 7 **Sale Price:** \$492,600 **List Price:** \$494,000
 26 Nightingale Drive **List \$/SqFt:** 168.72 **Sale Date:** 7/30/2013 **List Date:** 5/13/2013
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 168.24 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$494,000
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 2928 **Tax:** \$5029.77
Garage: 2 **Parking:** 6 **Acres:** 0.42 (18300 sq.ft.) **Year Built:** 1992 **Fy:** 2013
Remarks: Remarkable Colonial at Hills Farms Estates located at end of cul-de-sac. 2, 300 sq. ft. on 1st and 2nd levels. Cathedral family room off kitchen overlooking private backyard. Hardwoods throughout. Beautifully designed walk-out lower level with built-ins and full bath. Makes for a great playroom for the children. Convenient to major routes.

MLS #: 71524821 **Status:** SLD **DOM:** 35 **DTO:** 4 **Sale Price:** \$440,000 **List Price:** \$429,900
 90 Stoney Hill Rd **List \$/SqFt:** 195.59 **Sale Date:** 7/31/2013 **List Date:** 5/13/2013
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 200.18 **Off Mkt. Date:** 5/17/2013 **Orig. Price:** \$429,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 3 **Baths:** 3f 1h **Living Area:** 2198 **Tax:** \$4531
Garage: 2 **Parking:** 4 **Acres:** 0.29 (12775 sq.ft.) **Year Built:** 1996 **Fy:** 2012



Remarks: This is the home you've been waiting for all month. I've sold countless gorgeous properties in Hills Farm Estates, and this one really is special. The condition is just pristine, with neutral decor, tons of updates, and a wonderful open floor plan with a huge front to back family room. All three bedrooms have spacious walk in closets, and most of all the basement is just fantastic, with a huge study, media room, and even a full bath!! Priced to sell this weekend so bring your check and a pen!



MLS #: 71552885 **Status:** SLD **DOM:** 37 **DTO:** 8 **Sale Price:** \$425,000 **List Price:** \$425,000
 6 Nightingale Drive **List \$/SqFt:** 199.53 **Sale Date:** 9/20/2013 **List Date:** 7/8/2013
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 199.53 **Off Mkt. Date:** 8/14/2013 **Orig. Price:** \$425,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 2130 **Tax:** \$4295.73
Garage: 2 **Parking:** 4 **Acres:** 0.29 (12793 sq.ft.) **Year Built:** 1993 **Fy:** 2013
Remarks: Wonderful colonial in desirable Hills Farm Estates with fireplaced front to back Living Room, hardwood Kitchen and breakfast area and formal Dining Room. Full finished Lower Level Family Room and Office. Beautiful hardwoods throughout the second floor Bedrooms, each with a spacious walk-in closet. Features include gas heat, cooking and hot water, central air, security system and 2 car garage. Great level yard with wooded privacy. Recent roof, water heater and more! Outstanding commuter location.



MLS #: 71621429 **Status:** SLD **DOM:** 35 **DTO:** 21 **Sale Price:** \$414,500 **List Price:** \$424,700
 42 Stoney Hill Rd **List \$/SqFt:** 228.46 **Sale Date:** 2/12/2014 **List Date:** 1/9/2014
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 222.97 **Off Mkt. Date:** 2/12/2014 **Orig. Price:** \$424,700
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1859 **Tax:** \$4042
Garage: 2 **Parking:** 4 **Acres:** 0.29 (12500 sq.ft.) **Year Built:** 1994 **Fy:** 2011
Remarks: Bright and Beautiful, freshly painted three bedroom, 2.5 bath colonial in one of most desirable neighborhood. This home boasts an open floor plan, kitchen with stainless appliances and granite countertops. Wood floors in fireplaced living room and formal dining room. Master Bedroom w/ walk in closet and full bath. Finished lower level with rooms for entertainment and office. Recent roof, carpeting, water heater and more! This house uniquely boasts additional open side yard and lets you enjoy the natural views in front and rear of the house.



MLS #: 71632713 **Status:** SLD **DOM:** 41 **DTO:** 3 **Sale Price:** \$524,900 **List Price:** \$524,900
 6 Deer Run Drive **List \$/SqFt:** 191.36 **Sale Date:** 4/15/2014 **List Date:** 2/12/2014
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 191.36 **Off Mkt. Date:** 3/25/2014 **Orig. Price:** \$524,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 3f 0h **Living Area:** 2743 **Tax:** \$5747.48
Garage: 2 **Parking:** 6 **Acres:** 0.48 (20938 sq.ft.) **Year Built:** 1999 **Fy:** 2006
Remarks: Showings start Sunday 11-4, by APPOINTMENT ONLY. Breathtaking 4 bedroom, 3 bath colonial on fantastic level cup-de-sac lot with water view and walking path to community playground. Fantastic floor plan with huge custom kitchen and new granite counters, family room with cathedral ceilings, additional first floor playroom that could easily be a first floor 5th bedroom, complete with it's own full bath. Huge bedrooms upstairs, including master suite with walk ins, tons of updates including roof, and windows. All offers will be reviewed on Sunday night so please make your highest and best offer right from the start.



MLS #: 71667440 **Status:** SLD **DOM:** 5 **DTO:** 5 **Sale Price:** \$434,000 **List Price:** \$424,900
 48 Stoney Hill Rd **List \$/SqFt:** 229.8 **Sale Date:** 6/12/2014 **List Date:** 4/23/2014
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 234.72 **Off Mkt. Date:** 4/28/2014 **Orig. Price:** \$424,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1849 **Tax:** \$4290
Garage: 2 **Parking:** 4 **Acres:** 0.31 (13559 sq.ft.) **Year Built:** 1994 **Fy:** 2013
Remarks: Meticulously maintained and updated Colonial in desirable Hills Farm Estates! Beautiful kitchen with hardwood floors, granite counters & stainless steel appliances. Inviting living room which boasts a gas fireplace, crown molding, and french doors to your deck. Beautiful dining room with brand new, gleaming hardwood floors. Cathedral master suite, walk-in closet & cathedral master bath with double sinks, updated with new granite countertops! Two additional bedrooms, both with walk-in closets. Spectacular finished basement with built-in entertainment center. 2-car garage with fenced in level yard with in-ground sprinklers. New roof in 2009 and inside of home freshly painted. Superb neighborhood with its own playground! Owners pride!

MLS #: 71695946 **Status:** SLD **DOM:** 134 **DTO:** 88 **Sale Price:** \$520,000 **List Price:** \$524,900
 109 Stoney Hill Rd **List \$/SqFt:** 161.21 **Sale Date:** 10/20/2014 **List Date:** 6/9/2014
 Shrewsbury, MA 01545 **Sold \$/SqFt:** 159.71 **Off Mkt. Date:** 10/20/2014 **Orig. Price:** \$549,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 3256 **Tax:** \$5648



Garage: 2 **Parking:** 4 **Acres:** 0.33 (14254 sq.ft.) **Year Built:** 1997 **Fy:** 2014

Remarks: Hills Farm Estates! Impeccable, wonderful, spacious, mint - they all apply. ****NEWLY UPGRADED KITCHEN**** with Stainless steel appliances –Dishwasher, Cook top and Oven, Microwave with exhaust vent, Refrigerator, Granite Countertops, Backsplash and Sink. ****NEWLY UPGRADED HARDWOOD ***flooring** in the Living, Dining and Family Room. ***** NEW Front ROOF.** Outside painted little over year ago*******. Terrific family floor plan, hardwood flooring in the main level. Just the right mix of formal and informal living space. Second floor laundry. Finished walk-out basement with slider and large windows makes for 3256 total square feet. Private backyard. Use the downstairs fifth BR for an office;or use it for the perfect teen, au pair, or guest suite with full bath..Priced to sell. Don't miss it.



MLS #: 71760628 **Status:** SLD **DOM:** 6 **DTO:** 6 **Sale Price:** \$483,000 **List Price:** \$469,000
22 Thistle Hill Dr **List \$/SqFt:** 231.38 **Sale Date:** 12/19/2014 **List Date:** 10/23/2014
Shrewsbury, MA 01545 **Sold \$/SqFt:** 238.28 **Off Mkt. Date:** 10/29/2014 **Orig. Price:** \$469,000

Style: Detached - Colonial

Rooms: 8 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 2027 **Tax:** \$4819

Garage: 2 **Parking:** 4 **Acres:** 0.34 (14709 sq.ft.) **Year Built:** 1999 **Fy:** 2014

Remarks: Tucked away at the end of a cul-de-sac with a large, level lot in the very popular Stoneyhill neighborhood. A very rare floor plan for this development with a spacious entry, two-story foyer, stunning fireplaced family room with high, vaulted ceilings, over-sized dining room and very generous kitchen with large window-lined dining area, center island, oodles of storage and built-in desk. Kitchen has sparkling granite counters and dining area overlooks enormous deck, charming gazebo and private woods beyond. Master suite is a dream come true with tray ceiling, oversize double closets with organizers and a spa like master bath. It is truly reminiscent of an upscale hotel suite with a spectacular view. Lower level is recently finished w/ tile floors. Garage is over-sized with plenty of additional storage space. Gleaming hardwood floors and brand new carpeting throughout the home. This one is truly move in ready. **SHOWINGS BEGIN ON SUNDAY 10/26 FROM 11AM - 1PM.**

Single Family Listings: 34 **Avg. Liv.Area SqFt:** 2,226.06 **Avg. List\$:** \$437,406 **Avg. List\$/SqFt:** \$202 **Avg. DOM:** 65.18 **Avg. DTO:** 29.62

Avg. Sale\$: \$429,424 **Avg. Sale\$/SqFt:** \$198

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