



Exterior - Front

Single Family - Detached

**12 Owaisa Road
Newton, MA 02468
Middlesex County**

List Price: **\$4,649,000**

Style: **Colonial, Contemporary**
Color: **Beige**
Grade School: **Angier**
Middle School: **Brown**
High School: **Newton South**
Approx. Acres: **0.38 (16,422 SqFt)**
Handicap Access/Features: **No**
Neighborhood/Sub-Division: **Waban**
Directions: **Beacon Street to Owaisa Road.**

Total Rooms: **14**
Bedrooms: **5**
Bathrooms: **5f 1h**
Main Bath: **Yes**
Fireplaces: **2**
Approx. Street Frontage:

Remarks

The First of two New Construction homes being built by one of Newton's most experienced and respected builders in Waban. The 6,500+ square foot house is on a 16,422 square foot lot with room for a pool! The home will have 5/6 bedrooms, 5 full bathrooms and one half bathroom. The first floor has nine-foot ceilings, an open floor plan and a flexible layout. The spectacular kitchen features custom cabinetry, high-end appliances with an island and a peninsula that opens the breakfast area and family room. The second level boasts a spacious primary bedroom with two walk-in closets and a luxurious spa-like bathroom: Three more bedrooms each, with its own en suite bathroom, and the laundry room complete this level. The finished lower level includes the large playroom, work out room, full bath, bedroom and an office or bedroom. The stone patio overlooks a magnificent level backyard. Angier Elementary school, Waban Square and the T are less than a half mile away. Still time to customize!

Property Information

Approx. Living Area Total: **6,749 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Owner**
Approx. Above Grade: **4,561 SqFt** Approx. Below Grade: **2,188 SqFt**
Living Area Disclosures: **Living area includes approximately 2,188 square feet in finished lower level.**
Heat Zones: **5 Central Heat, Forced Air, Gas** Cool Zones: **5 Central Air**
Parking Spaces: **2 Off-Street, Paved Driveway** Garage Spaces: **2 Attached, Garage Door Opener**
Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17X16	Fireplace, Flooring - Hardwood
Dining Room:	1	17X16	Closet/Cabinets - Custom Built, Flooring - Hardwood, Exterior Access, Slider
Family Room:	1	19X23	Fireplace, Flooring - Hardwood
Kitchen:	1	21X18	Closet/Cabinets - Custom Built, Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island
Main Bedroom:	2	19X16	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2	13X15	Bathroom - Full, Flooring - Hardwood
Bedroom 3:	2	14X16	Bathroom - Full, Flooring - Hardwood
Bedroom 4:	2	14X15	Bathroom - Full, Flooring - Hardwood
Bedroom 5:	B	16X15	Bathroom - Full, Closet - Walk-in
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall
Laundry:	2		-
Other:	1	19X16	Flooring - Hardwood, French Doors
Mud Room:	1		Closet/Cabinets - Custom Built, Exterior Access
Play Room:	B		-
Bathroom:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Bathroom:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall
Bathroom:	B		Bathroom - Full, Bathroom - Tiled With Shower Stall

Features

Appliances: **Wall Oven, Countertop Range, Refrigerator - Wine Storage**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School, T-Station**
Basement: **Yes Full, Finished, Exterior Access**
Beach: **No**
Construction: **Frame**
Exterior: **Composite**
Exterior Features: **Patio, Professional Landscaping, Sprinkler System, Fenced Yard**
Flooring: **Tile, Hardwood**
Foundation Size:

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Green Certified: **No**
Home Own Assn: **No**
Lead Paint: **None**
UFFI: Warranty Features:
Year Built: **2023** Source: **Owner**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Foundation Description: **Poured Concrete**
 Hot Water: **Electric**
 Interior Features: **Walk-up Attic**
 Lot Description: **Paved Drive, Level**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Gas Oven**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Tax Information

Pin #:
 Assessed: **\$0**
 Tax: **\$** Tax Year:
 Book: **77729** Page: **533**
 Cert:
 Zoning Code: **SR2**
 Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
 Facilitator: **1**
 Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Coldwell Banker Realty - Newton**  (617) 969-2447

Listing Agent: **Carol Vaghar**  (617) 669-4132

Team Member(s): **Kara Apostolica**  (617) 913-2300

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required, Email List Agent**

Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required, Email List Agent**

Special Showing Instructions: **House is under construction - accompanied showings.**

Firm Remarks

Assessment and taxes to be determined.

Market Information

Listing Date: **3/15/2023**

Days on Market: Property has been on the market for a total of day(s)

Expiration Date:

Original Price:

Off Market Date:

Listing Market Time: MLS# has been on for day(s)

Office Market Time: Office has listed this property for day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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