

MLS # 72935396 - New
Single Family - Attached



12 REGENCY DRIVE
Dracut, MA 01826-2761
Middlesex County

List Price: **\$820,000**

Style: **Colonial**
Color: **Buttermilk**
Grade School: **Campbell**
Middle School: **Richardson**
High School: **Dracut Senior**

Total Rooms: **9**
Bedrooms: **4**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Handicap Access/Features:

Neighborhood/Sub-Division: **Meadow Creek / Four Oaks Country Club & Golf Course**

Directions: **Route 93 to Exit 43B (Route 113 toward Dracut) Right on Meadow Creek Dr. Right on Regency Drive**

Next Open House: **Saturday, January 22, 2022 11:30 AM - 1:00 PM**

Event Type: In-Person

Remarks

Exceptionally maintained, stately, c/e colonial situated amidst the prestigious Four Oaks Country Club and Golf Course-Meadow Creek Association. A highly desirable and sought after residential community. Two-story, Bay-Window Architecture makes this a uniquely attractive Colonial design. Main level includes a breathtaking, spacious gourmet kitchen with two-tiered granite countertops, stainless steel appliances, granite study desk area, supplemental cabinetry, spacious dining area flowing out to a private deck through glass sliders. Kitchen seamlessly flows into a large, fireplaced family room with a vaulted ceiling and additional sliders to the deck. Magnificent center-entrance Padian Window, elegant living room, dining room, half-bath, laundry room, attached 2-car garage and more. Second level has 4 Bedrooms with spacious Master suite, walk-in closet, master bath and full bath w/double vanities. Large walk-out basement for future growth and so much more. COME SEE IT TODAY!

Property Information

Approx. Living Area: **2,870 Sq. Ft.**

Approx. Acres: **0.68 (29,714 Sq. Ft.)**

Garage Spaces: **2 Attached, Side Entry, Insulated**

Living Area Includes:

Heat Zones: **2 Central Heat, Forced Air, Gas**

Parking Spaces: **4 Off-Street, Improved Driveway, Paved Driveway**

Living Area Source: **Public Record**

Cool Zones: **2 Central Air**

Approx. Street Frontage: **153 Ft.**

Living Area Disclosures:

Disclosures: **Targeted Occupancy March 30, 2022**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Main Level, Lighting - Overhead, Crown Molding
Dining Room:	1		Flooring - Hardwood, Main Level, Wainscoting, Lighting - Overhead, Crown Molding
Family Room:	1		Fireplace, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Hardwood, Deck - Exterior, Exterior Access
Kitchen:	1		Bathroom - Half, Closet, Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Kitchen Island, Breakfast Bar / Nook, Cabinets - Upgraded, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Slider, Stainless Steel Appliances, Washer Hookup, Gas Stove, Peninsula, Lighting - Pendant, Lighting - Overhead
Master Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Ceiling - Vaulted, Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Attic Access, High Speed Internet Hookup
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 4:	2		Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bath 1:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Hot Tub / Spa, Double Vanity
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Double Vanity
Bath 3:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Laundry:	1		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Dryer Hookup - Gas, Washer Hookup

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Vacuum System**

Area Amenities: **Golf Course**

Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor, Unfinished Basement, Exterior Access**

Beach: **No**

Construction: **Frame**

Electric: **110 Volts, 220 Volts, Circuit Breakers, 200 Amps**

Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat, Backup Generator**

Exterior: **Clapboard, Wood**

Exterior Features: **Deck, Deck - Wood, Gutters, Sprinkler System**

Flooring: **Wood, Tile, Wall to Wall Carpet, Concrete, Hardwood**

Foundation Size:

Foundation Description: **Irregular**

Hot Water: **Natural Gas, Tank**

Insulation: **Full, Fiberglass**

Interior Features: **Central Vacuum, Security System, Cable Available, Internet Available - Fiber-Optic**

Lot Description: **Wooded, Paved Drive, Cleared, Gentle Slope, Scenic View(s)**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed, Delayed Occupancy**

Utility Connections: **for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, for Gas Dryer, for Electric Dryer, Washer Hookup, Icemaker Connection, Generator Connection**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions: **All Personal Property and Laundry washer and dryer excluded.**

Facing Direction: **South**

Home Own Assn: **Yes HOA Fee: \$550 Yearly**

HOA Mandatory: **Yes**

Lead Paint: **Unknown**

UFFI: **No Warranty Features: No**

Year Built: **2005 Source: Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **101123**

Assessed: **\$629,600**

Tax: **\$7,892.54 Tax Year: 2022**

Book: **19687 Page: 0058**

Cert:

Zoning Code: **R2**

Map: **37 Block: 41 Lot: 148**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **\$1**

Facilitator: **\$1**

Compensation Based On: **Net Sale Price**

Office/Agent Information

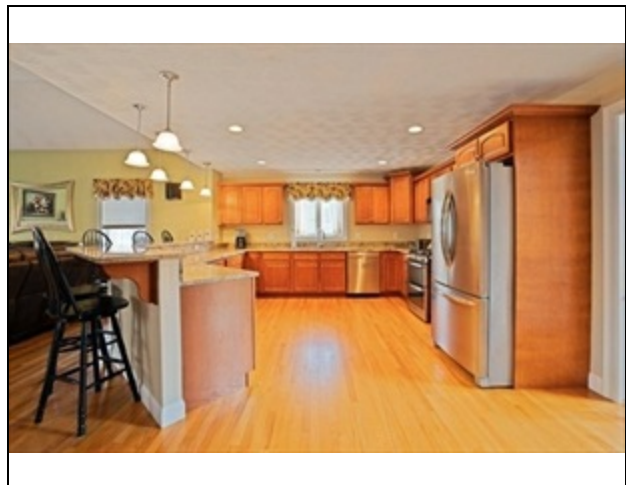
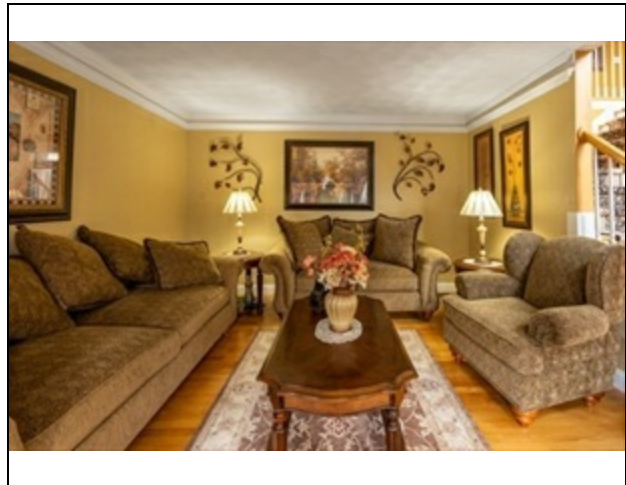
Office: **MLSLincolnWestonRealty (781) 235-7727**

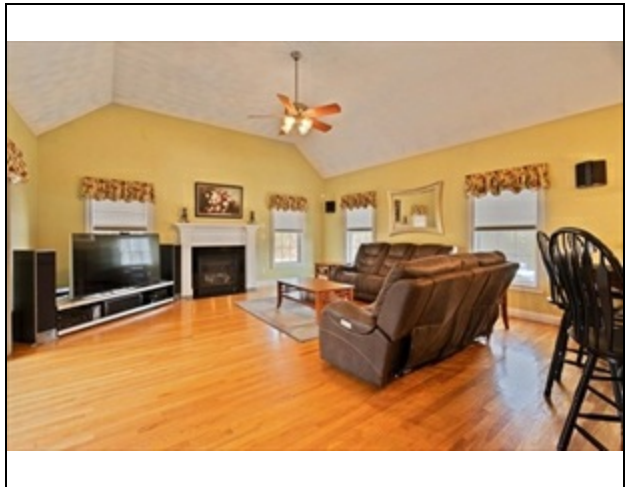
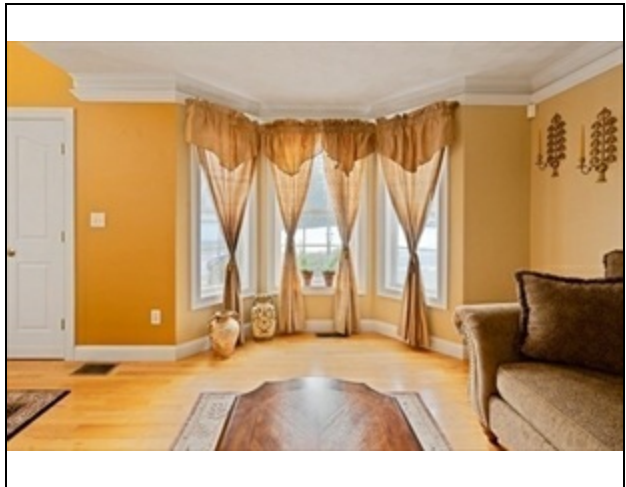
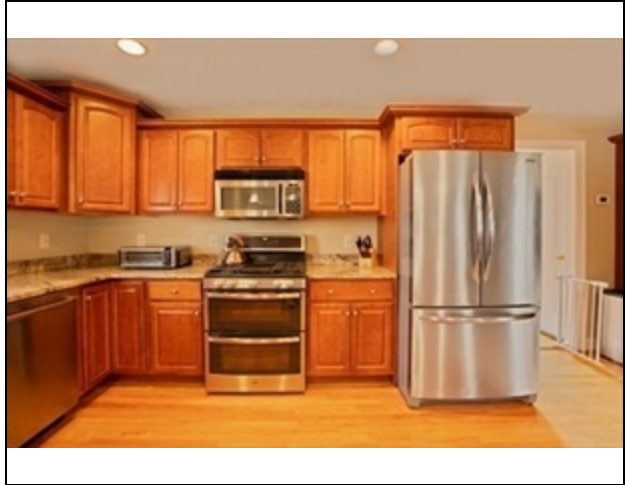
Agent: **Peter Gottlieb (781) 235-7727**

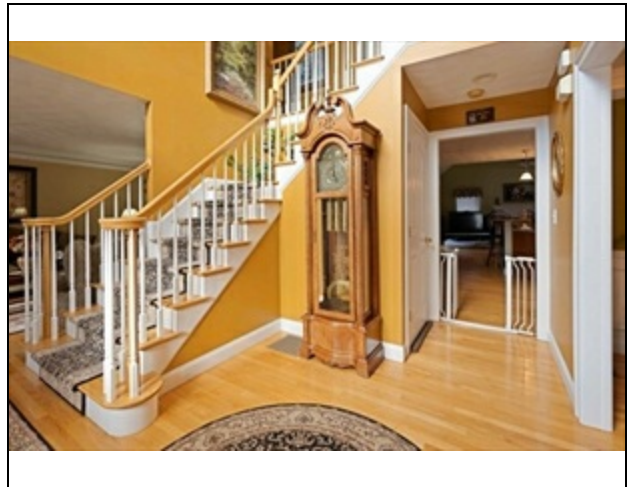
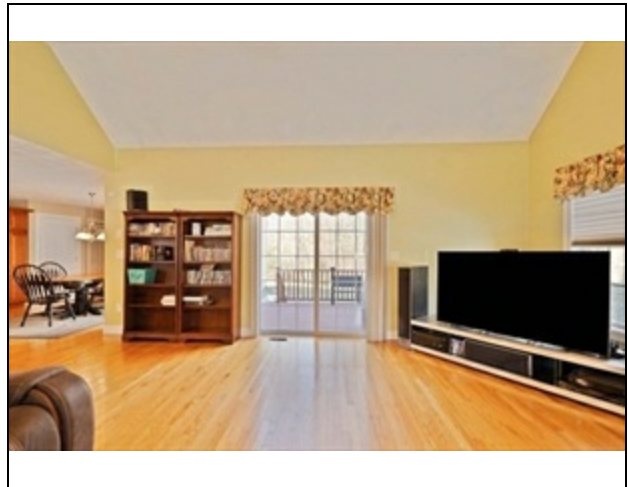
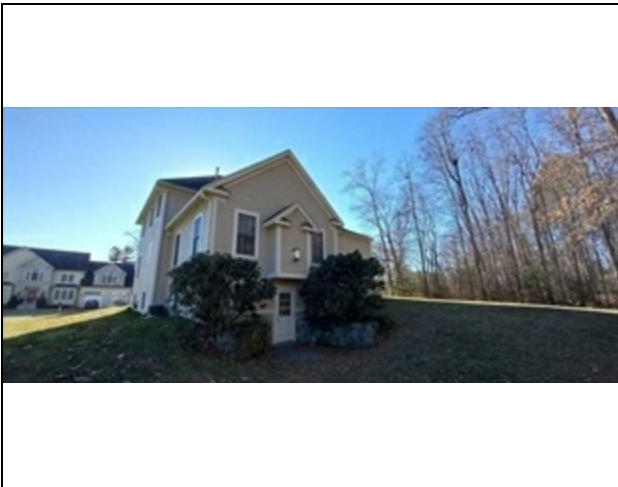
Team Member(s): **Peter Gottlieb (781) 235-7727**

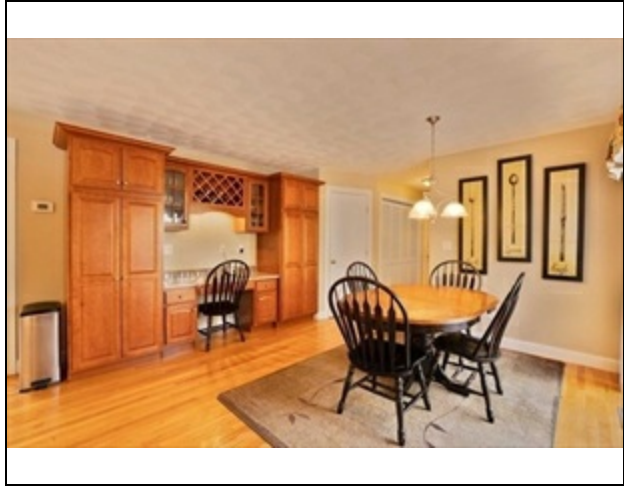
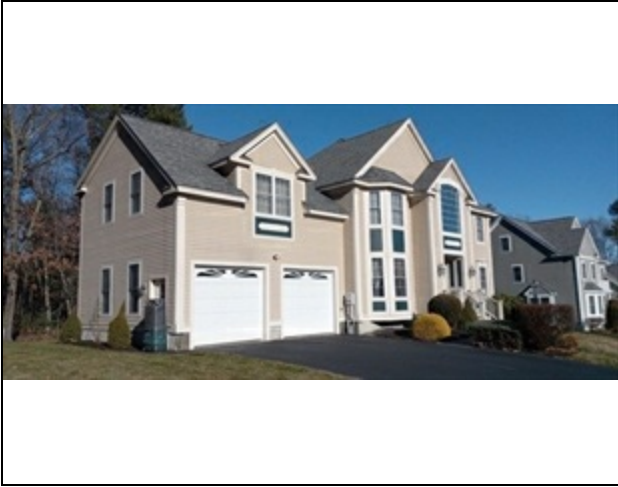
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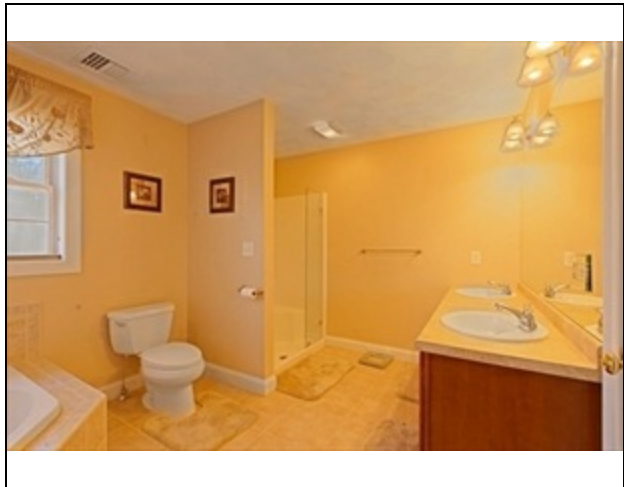
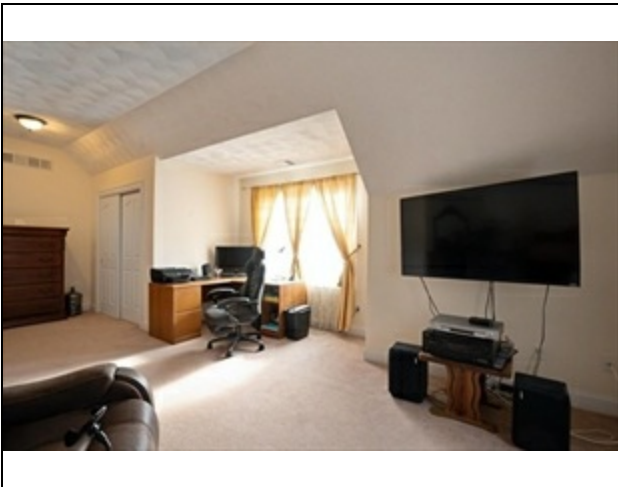
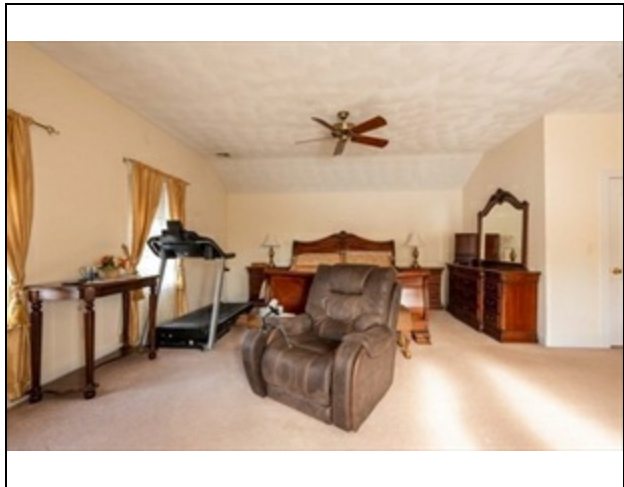
STATELY, CENTER-ENTRANCE COLONIAL
 In MEADOW CREEK ESTATES!

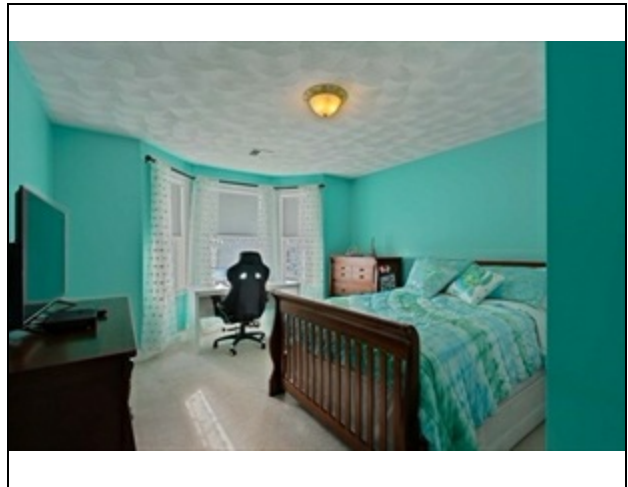
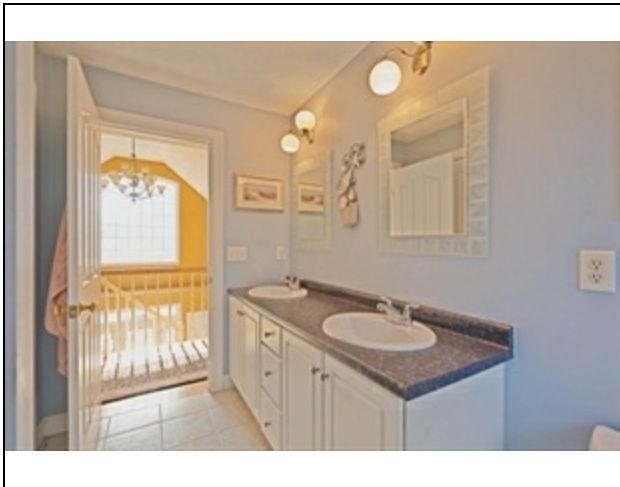
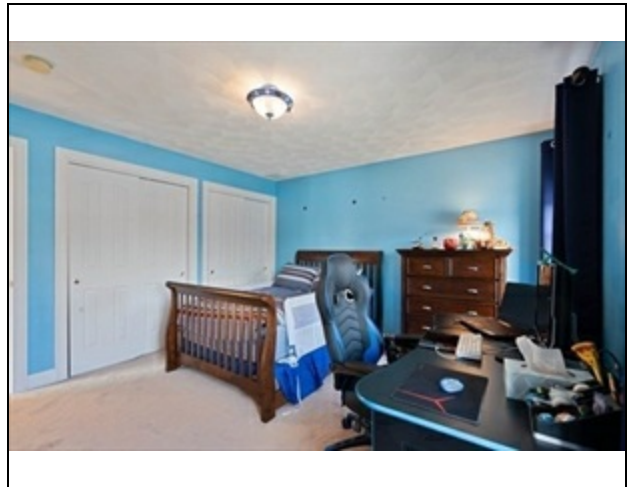
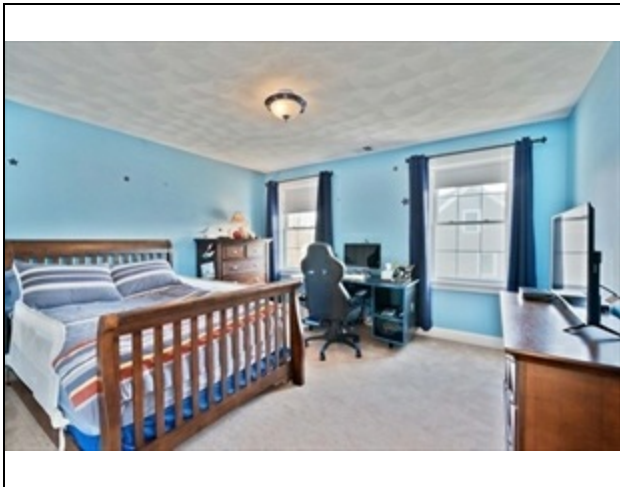
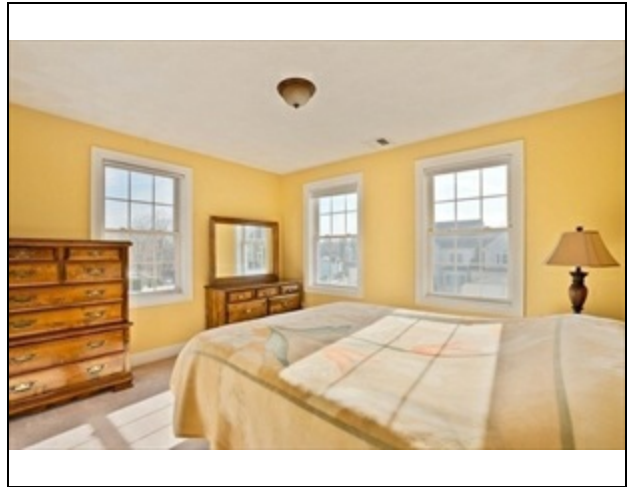
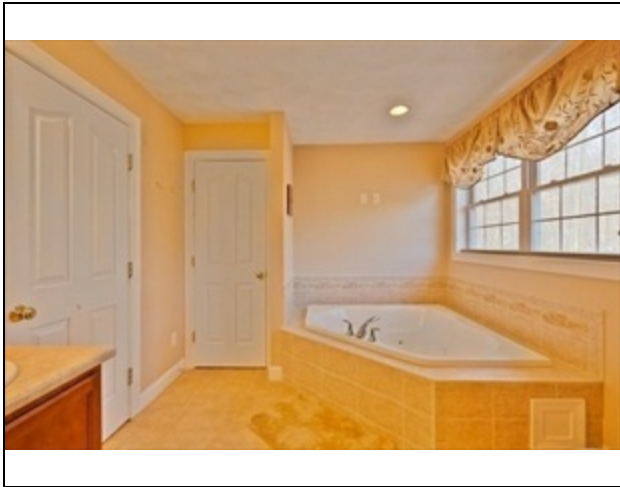
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 12 Regency Drive Dracut, Massachusetts
 Also view this property online at:
https://MLS.McGinnisWestonRealty.com/12_Regency_Drive_Dracut_Massachusetts.php

Immaculately maintained, stately, center-entrance colonial situated within the prestigious Four Oaks Country Club and Golf Course Member's Club Association. A highly desirable and sought after residential community. Features: Bay Windows, three balconies, three a company entrance Colonial design. Main level includes a breakfast room, spacious gourmet kitchen with two front granite counter tops, stainless steel appliances, granite study desk area, supplemental utility, spacious dining area. Second level is a private deck through glass doors. Kitchen, centrally located with a large, beautiful dining room with a wood paneling and additional views to the deck. High-end center-entrance Colonial. Windows, elegant living room, dining room, half bath, laundry room, attached front garage and more. Second level has 4 bedrooms with separate storage with walk-in closet, master bath and half bath with double vanities. Large outdoor basement for future growth and so much more. \$820,000. Call or contact: Rogers LLC. Price already at \$820,000.00. See listing for more information or to schedule a showing at (781) 272-1727.

Rogers LLC is a specialist in the buying and selling of luxury real estate in Massachusetts. Licensed and registered for over 40 years.

<p>12 Regency Drive Dracut, MA 01826 12 Regency Drive Dracut, MA 01826 12 Regency Drive Dracut, MA 01826</p>	<p>Team McGinnis/Weston Realty Association No. 2102/Realty Taxes: \$1,481.04 (FY 2022) Assessment: \$243,400 Year Built: 2005 High: 01 Colonial List Price: \$820,000 Contact: Rogers LLC County: Essex Country Club and Golf Course</p>	<p>P.O. Box 712 • Westport, MA 02158 (781) 235-7127 • Fax: (781) 272-4777 e-mail: Peter@McGinnisWestonRealty.com website: McGinnisWestonRealty.com Peter: Quality. Living. Better.</p>
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