

This report was prepared by Maria Romero Vagnini, 617.640.1400



**MLS # 72976490 - New  
Single Family - Detached**

**29 Metcalf St  
Worcester, MA: WPI, 01609  
Worcester County**

List Price: **\$799,000**

Style: **Tudor**  
Color: **Tan**  
Grade School: **Flagg**  
Middle School: **Forest Grove**  
High School: **Doherty**  
Approx. Acres: **0.54 (23,328 SqFt)**  
Handicap Access/Features:  
Neighborhood/Sub-Division: **Greater Hammond Heights District**  
Directions: **Salisbury St to Academy**

Total Rooms: **10**  
Bedrooms: **6**  
Bathrooms: **3f 1h**  
Main Bath: **Yes**  
Fireplaces: **1**  
Approx. Street Frontage:

**Remarks**

**A storybook Tudor with irreplicable quality, space, and style has charming details that meet you at every turn. With its hallmark steeply pitched gable roof, stucco siding, embellished doors, groupings of windows, stunning gardens, and an oversized lot with two parcels, the Henry and Olive Tilton House, c.1928 is located in the coveted Greater Hammond Heights District. It was so perfect inside and out, it was the site of a recent film! This 6-bedroom, 3.5-bath home has been updated for a modern lifestyle yet maintains the understated grace of yesteryear. The first floor features high ceilings, a modern kitchen with stainless steel appliances, large dining room, living room with a Stickley fireplace mantel and hand-forged screen, bespoke built-in bookcases, and French doors to the office/sunroom. Upstairs, discerning buyers will notice the impeccable details including a primary marble bathroom, and shared bathrooms with timeless design on 2nd and 3rd floors. Truly a special opportunity!**

**Property Information**

Approx. Living Area Total: **2,602 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Measured**  
Approx. Above Grade: **2,602 SqFt** Approx. Below Grade:  
Living Area Disclosures: **Measured by 3rd party**

Heat Zones: **Steam, Gas, Electric** Cool Zones: **None**  
Parking Spaces: **6 Off-Street** Garage Spaces: **1 Attached**  
Disclosures: **Central A/C in part of the house including the hallway, primary bedroom and third floor bedroom. See "Sellers 11 Questions"**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	14X23	Fireplace, Flooring - Hardwood, French Doors, Decorative Molding
Dining Room:	1	14X14	Flooring - Hardwood, French Doors
Kitchen:	1	16X15	Closet, Countertops - Stone/Granite/Solid, Stainless Steel Appliances, Gas Stove, Lighting - Overhead
Main Bedroom:	1	14X19	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2	14X12	Closet, Flooring - Hardwood
Bedroom 3:	2	10X12	Closet, Flooring - Hardwood
Bedroom 4:	2	10X12	Closet, Flooring - Hardwood
Bedroom 5:	3	11X10	Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Bath 2:	2	11X6	Bathroom - Full
Bath 3:	2	6X12	Bathroom - Full, Jacuzzi / Whirlpool Soaking Tub
Laundry:	B	10X13	-
Bedroom:	3	10X10	Closet, Flooring - Hardwood
Foyer:	1	9X8	Closet, Flooring - Hardwood
Home Office:	1	10X21	Skylight, French Doors, Slider
Bathroom:	3	9X7	Bathroom - Full

**Features**

Appliances: **Range, Dishwasher, Refrigerator**  
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**  
Basement: **Yes Full, Unfinished Basement**  
Beach: **No**  
Electric: **200 Amps**  
Exterior: **Stucco**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions: **Personal property, DR light fixture, removable kitchen island,**  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1928** Source: **Owner**

Exterior Features: **Patio, Gutters, Professional Landscaping**  
 Foundation Size:  
 Foundation Description: **Fieldstone**  
 Interior Features: **Cable Available, French Doors**  
 Lot Description: **Paved Drive**  
 Road Type: **Public**  
 Roof Material: **Slate, Rubber**  
 Sewer Utilities: **City/Town Sewer**  
 Terms: **Contract for Deed**  
 Utility Connections: **for Gas Range**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Water View: **No**

Year Built Description: **Approximate**  
 Year Round: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

#### Tax Information

Pin #: **M:20 B:012 L:00007**  
 Assessed: **\$349,600**  
 Tax: **\$5,317** Tax Year: **2022**  
 Book: **42093** Page: **345**  
 Cert:  
 Zoning Code: **RS-10**  
 Map: Block: Lot:

#### Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**  
 Facilitator: **1**  
 Compensation Based On: **Net Sale Price**

#### Office/Agent Information

Listing Office: **Mathieu Newton Sotheby's International Realty**  (508) 366-9608  
 Listing Agent: **The Hallmark Team (617) 640-1400**  
 Team Member(s): **Maria Romero Vagnini**  (617) 640-1400; **Daniel Meservey**  (774) 364-3138  
 Sale Office:  
 Sale Agent:  
 Listing Agreement Type: **ER w/Var.Rate Comm.**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Accompanied Showings,  Schedule with ShowingTime or Call 888-627-2775**  
 Showing: Facilitator: **Accompanied Showings,  Schedule with ShowingTime or Call 888-627-2775**  
 Special Showing Instructions: **Accompanied showings begin immediately, please give some notice;**

#### Firm Remarks

**Visit [www.29metcalf.com](http://www.29metcalf.com) for more information, additional photos, and video.**

#### Market Information

Listing Date: <b>5/4/2022</b>	Listing Market Time: MLS# has been on for <b>0</b> day(s)
Days on Market: Property has been on the market for a total of <b>0</b> day(s)	Office Market Time: Office has listed this property for <b>0</b> day(s)
Expiration Date: <b>1/2/2023</b>	Cash Paid for Upgrades:
Original Price: <b>\$799,000</b>	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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