# 267 HILLSIDE STREET

267 Hillside St, Milton | 3.26± acres








*For more information, please contact:*

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**EXHIBITS**

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## Statement of Limitations

This Property Profile is a compilation of public record information and additional information from the Seller regarding 3.26± acres of land with improvements (hereinafter the "Property"). The Property has a primary address of 267 Hillside Street, Milton, Massachusetts and is currently offered for sale by LandVest, Inc.

Neither the Seller nor Seller's representatives make any express or implied representations or warranties as to the accuracy or completeness of any information in this Property Profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither the Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, which is to be used in whole and not in part. Any plans produced by LandVest, Inc. in this Property Profile show approximate dimensions and are included only to assist the reader in visualizing the Property.

The Property is to be sold in its as-is condition and no warranties, guarantees, or representations are given as to the condition of the site and improvements or their compliance with federal, state, or local regulations.

The Seller reserves the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Seller, the Seller will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Seller or Buyer, will be bound until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

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**Property Information**
267 Hillside Street
Milton, MA 02186

Enjoy country living in Milton's historic Scott's Woods neighborhood, which abuts thousands of acres of woodlands 10 miles from downtown Boston, and is minutes to public schools and Milton Academy. The carefully updated 5,000 square foot colonial has five spacious bedrooms including a primary suite and a total of three and a half baths. It is set on a large lot with enough room for a pool, a tennis court, or horses. The welcoming foyer leads past a wood-paneled library to a spacious living room, a banquet-sized dining room, and out to a large slate patio with pergola, fireplace, and sweeping views of the grounds. The updated kitchen with pantry features high-end appliances, a separate family dining area, and opens on a sunny family room. The second floor also has a playroom/office and a laundry room. There is a full basement and walk-up attic. The house is connected via a portico to an oversized two-car garage with an unfinished loft and drive-in storage below.

**Main House**

First Floor

- Main Foyer opens to the Living Room, Dining Room, and Library, and features hardwood floors, crown moldings, and the graceful main stair
- Wood paneled library with oak hardwood floor, Rumford fireplace, and a French door that leads to the screened porch
- Living Room with hardwood floors, crown moldings, Rumford fireplace with mantle and 2 French doors, one that leads to the screened porch and one to the slate-and-stone patio with pergola and built-in grill and fireplace
- Banquet Dining Room with oak hardwood floors, crown moldings, wainscotting, a large bay window, and pocket door that opens to the Living Room
- Eat-in kitchen with oak hardwood floor, butcher block center island with seating for four, built-ins and decorative columns, custom cabinetry, soapstone counter with double sink, second sink in center island, Sub-Zero refrigerator, Miele range, Bosch dishwasher, and Bosch double wall oven with warming drawer
    - Separate wainscoted dining area with custom built-in bench seating and built-in desk
    - Adjoining pantry with storage and prep area
- Family Room off the kitchen with cherry floors, Rumford zero-clearance wood-burning fireplace with mantle with dentil molding, built-ins, and French door leading to the patio. A stairway also leads past a beautiful window to the second floor
- Secondary Entrance/Mudroom that connects to Main Foyer and Kitchen
- Powder Room off the Secondary Entrance

Second Floor

- Primary Bedroom with ensuite bathroom with a clawfoot tub and glass shower and spacious walk-in closet
- Bedroom with hardwood floors, moldings, double closets, and a Rumford fireplace

- Three additional bedrooms with hardwood floors
- Two additional full bathrooms, one with a double vanity
- Office/Playroom with wall-to-wall carpet and built-ins
- Laundry Room with built-ins and a sink
- Multiple (3) hall closets with built-ins for storage and linens

Third Floor

- Spacious walk-up attic for additional storage

Lower Level

- Full, unfinished with walk out access
- Wood working shop with work bench

Utilities

- Town Water
- Private Sewer
- Gas
- Central air conditioning 4 zones, 4 condensers
- Forced hot air, 4 zones, 4 units
- 400 Amps
- Rapid-circulating hot water heater
- 22 kilowatt generator

**Garage**

- Covered breezeway from house to an oversized 2-car garage
- Unfinished loft on the second floor
- Ground level basement with wide doors for storage of lawn and garden equipment

**Exterior**

- Set on 3.26 acres level acres with mature plantings
- Slate-and-stone patio with pergola and built-in grill and fireplace
- Fenced garden with 13 raised beds

# 267 HILLSIDE STREET

## Property Photographs









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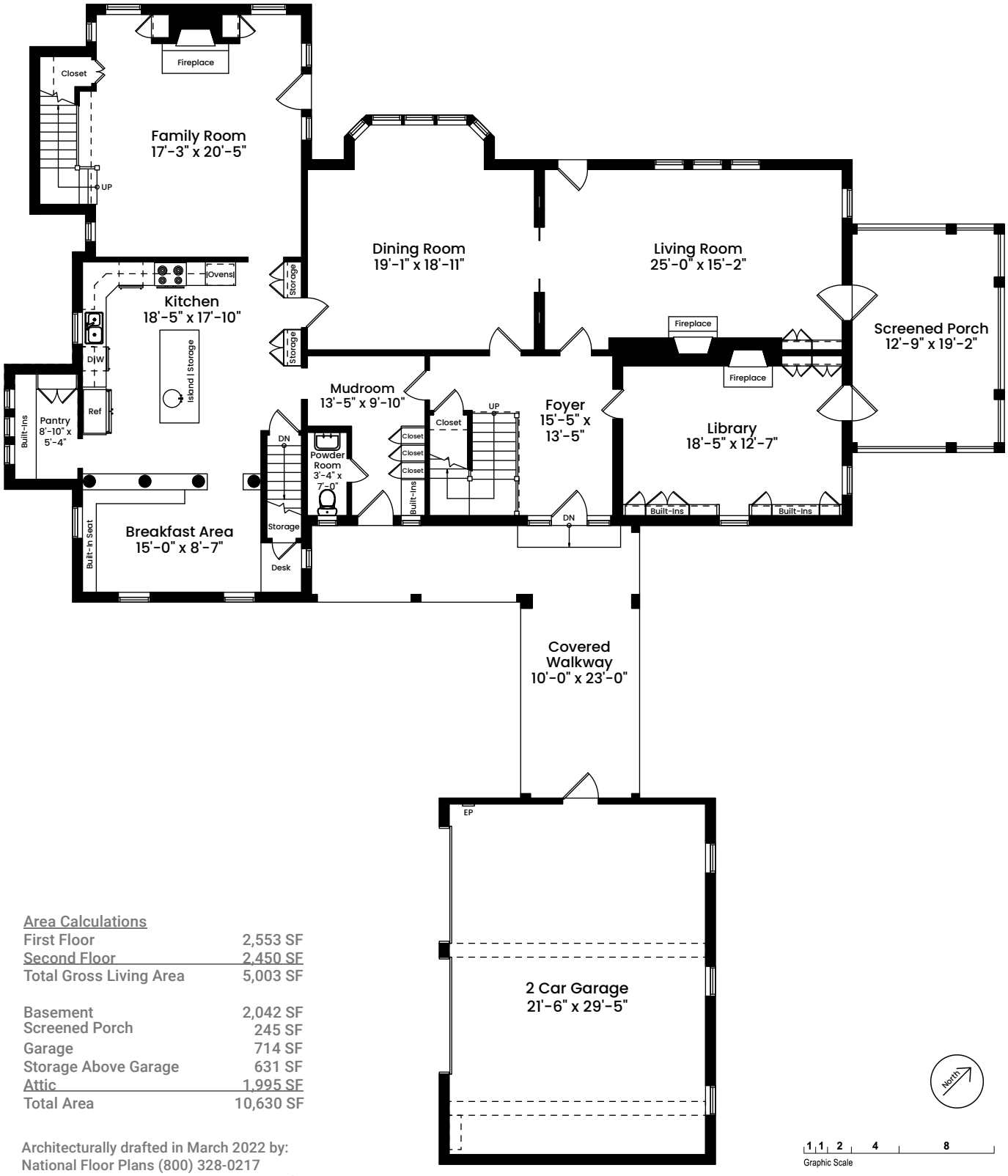




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# 267 Hillside Street | Milton, MA 02186

FIRST FLOOR
CEILING HEIGHT 8'-0"




| Area Calculations | |
|---|---|
| First Floor | 2,553 SF |
| Second Floor | 2,450 SF |
| Total Gross Living Area | 5,003 SF |
| | |
| Basement | 2,042 SF |
| Screened Porch | 245 SF |
| Garage | 714 SF |
| Storage Above Garage | 631 SF |
| Attic | 1,995 SF |
| Total Area | 10,630 SF |

North

1 1 2 4 8
Graphic Scale

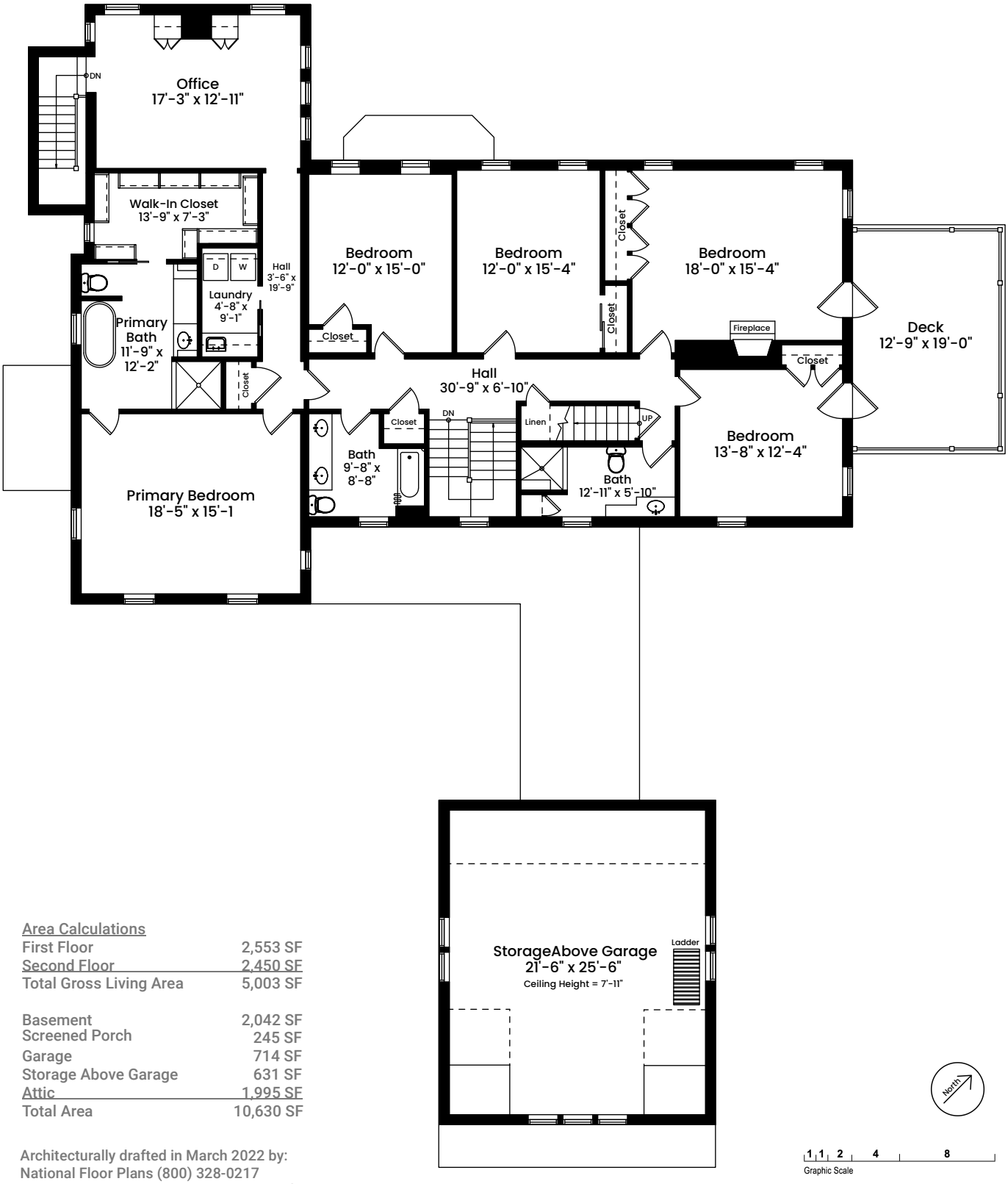

Architecturally drafted in March 2022 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.



Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

# 267 Hillside Street | Milton, MA 02186

SECOND FLOOR
CEILING HEIGHT 7'-6"




| Area Calculations | |
|---|---|
| First Floor | 2,553 SF |
| Second Floor | 2,450 SF |
| Total Gross Living Area | 5,003 SF |
| | |
| Basement | 2,042 SF |
| Screened Porch | 245 SF |
| Garage | 714 SF |
| Storage Above Garage | 631 SF |
| Attic | 1,995 SF |
| Total Area | 10,630 SF |

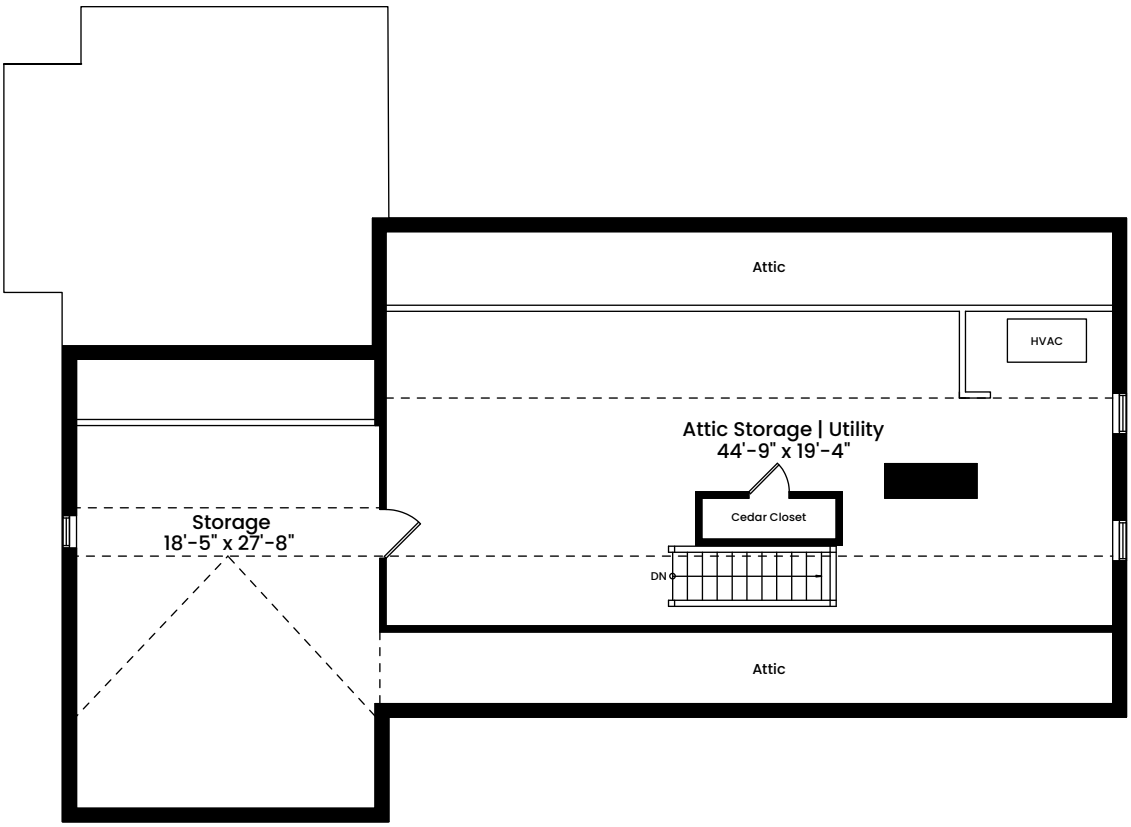

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# 267 Hillside Street | Milton, MA 02186

ATTIC
CEILING HEIGHT 7'-8"




| Area Calculations | |
|---|---|
| First Floor | 2,553 SF |
| Second Floor | 2,450 SF |
| Total Gross Living Area | 5,003 SF |
| | |
| Basement | 2,042 SF |
| Screened Porch | 245 SF |
| Garage | 714 SF |
| Storage Above Garage | 631 SF |
| Attic | 1,995 SF |
| Total Area | 10,630 SF |



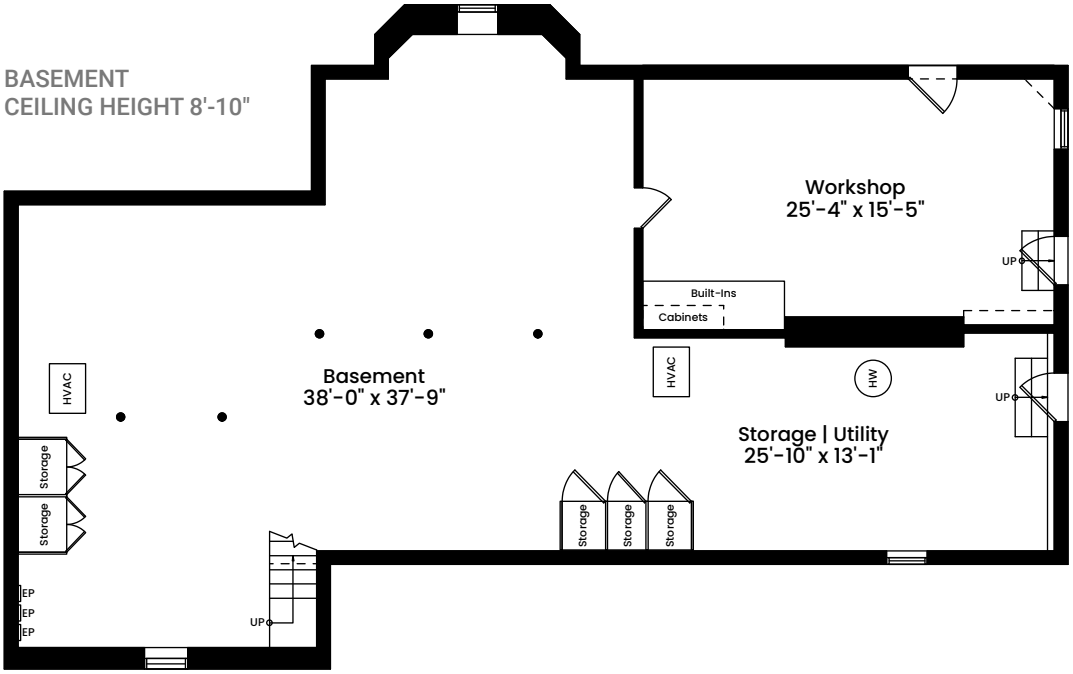

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1 1 2 4 8
Graphic Scale

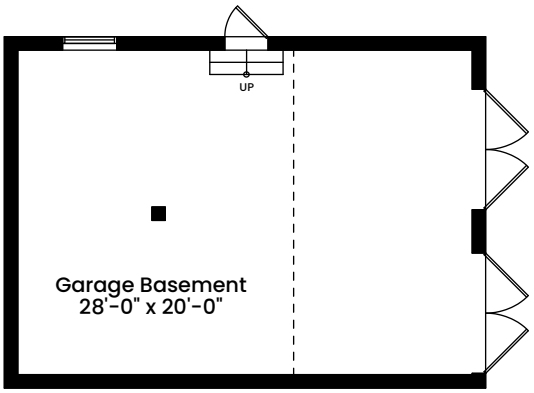
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# 267 Hillside Street | Milton, MA 02186

BASEMENT
CEILING HEIGHT 8'-10"




GARAGE BASEMENT
CEILING HEIGHT 7'-2"




| Area Calculations | |
|---|---|
| First Floor | 2,553 SF |
| Second Floor | 2,450 SF |
| Total Gross Living Area | 5,003 SF |
| | |
| Basement | 2,042 SF |
| Screened Porch | 245 SF |
| Garage | 714 SF |
| Storage Above Garage | 631 SF |
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