



**MLS # 71454291 - Active
Single Family - Detached**

**18 Cerulean Way
Lincoln, MA 01773-4300
Middlesex County**

Style: **Colonial, Tudor**
Color: **White**
Grade School: **Lincoln**
Middle School: **Lincoln**
High School: **LSRHS**
Handicap Access/Features:
Neighborhood/Sub-Division: **Warbler Springs**
Directions: **Tower Rd to Warbler Springs Rd to Cerulean Way**

List Price: **\$1,799,000**

Total Rooms: **11**
Bedrooms: **5**
Bathrooms: **6f 1h**
Master Bath: **Yes**
Fireplaces: **4**

Remarks

Luxury home for everyday living and entertaining. The flexible, open floor plan is perfect for holiday celebrations and there is so much for guests to enjoy. To the rear is a fenced private oasis with a pebble tec hot tub, heated gunite pool, cabana and an oversized granite patio for barbecues. The second floor offers 5 bedrooms, all with ensuite baths, a full master suite and a grand aupaire suite over the garage.

Property Information

Approx. Living Area: **6233 sq. ft.** Approx. Acres: **1.91 (83180 sq. ft.)** Garage Spaces: **3 Attached, Garage Door Opener, Heated, Storage, Side Entry**
Living Area Includes: Heat Zones: **5 Forced Air, Propane** Parking Spaces: **10 Off-Street, Paved Driveway**
Living Area Source: **Measured** Cool Zones: **5 Central Air** Approx. Street Frontage:
Living Area Disclosures: **2,217 sq ft of lower level game/media room is additional**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16x21	Fireplace, Flooring - Hardwood, French Doors, Recessed Lighting
Dining Room:	1	15x25	Flooring - Hardwood, Window(s) - Bay/Bow/Box, Chair Rail, Recessed Lighting
Family Room:	1	23x25	Fireplace, Flooring - Hardwood, French Doors, Wet bar, Open Floor Plan, Recessed Lighting
Kitchen:	1	16x17	Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Wine Chiller
Master Bedroom:	2	17x22	Bathroom - Double Vanity/Sink, Fireplace, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Balcony / Deck, Double Vanity
Bedroom 2:	2	15x16	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	13x15	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2	15x15	Closet, Flooring - Wall to Wall Carpet
Bedroom 5:	2	20x27	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	7x7	Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	B	6x7	Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	2	7x10	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile
Foyer:	1	19x22	Bathroom - Half, Flooring - Marble
Library:	1	14x14	Fireplace, Ceiling - Coffered, Window(s) - Picture, Chair Rail, Recessed Lighting, Sunken
Mud Room:	1	14x21	Bathroom - With Shower Stall, Closet, Flooring - Stone/Ceramic Tile, Pantry, Recessed Lighting
Game Room:	B	37x60	Flooring - Wall to Wall Carpet, Recessed Lighting

Features

Appliances: **Wall Oven, Dishwasher, Disposal, Compactor, Microwave, Countertop Range, Refrigerator, Washer**
Area Amenities: **Public Transportation, Walk/Jog Trails, Conservation Area, Highway Access, T-Station**
Basement: **Yes Full, Finished**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **200 Amps, Other (See Remarks)**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Brick, Stucco**
Exterior Features: **Porch, Deck - Roof, Patio, Pool - Inground Heated, Hot Tub/Spa, Professional Landscaping, Sprinkler System, Fenced Yard, Gazebo, Stone Wall**
Flooring: **Wood, Tile, Wall to Wall Carpet, Marble**
Foundation Size: **00x00**
Foundation Description: **Poured Concrete**
Hot Water: **Electric**
Insulation: **Full**
Interior Features: **Central Vacuum, Security System, Cable Available, Wetbar, Walk-up Attic, French Doors**
Lot Description: **Paved Drive, Fenced/Enclosed, Gentle Slope, Level**
Road Type: **Public, Dead End**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No, --**

Other Property Info

Disclosure Declaration: **Yes**
Disclosures: **See Seller's Disclosure**
Exclusions: **Washer/Dryer, Chandelier over breakfast nook**
Home Own Assn:
Lead Paint: **None**
UFFI: **Unknown** Warranty Features:
Year Built: **1999** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0124 P:16.50**
Assessed: **\$2,407,100**
Tax: **\$33242** Tax Year: **2012**
Book: **31445** Page: **347**
Cert:
Zoning Code: **R1**
Map: Block: Lot: