

**31 COLLEGE ROAD**

31 COLLEGE RD, WELLESLEY, MA 02482

**\$2,395,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## 31 COLLEGE ROAD

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5 bedroom home on Morses Pond with the most incredible water views. Swim, paddle board, kayak or fish from your own backyard. Large open kitchen family room with full picture windows offering stunning views of the pond. Kitchen with stainless appliances and large island. Dining room/sunroom with access to deck with more water views. Living room with fireplace and built-ins. First floor den. Main suite also focuses on water views with new bathroom as well as walk-in closet. 2 additional bedrooms on 2nd floor with another updated bath. Large office on the 2nd floor. 3rd floor with 2 additional bedrooms- one with Juliet balcony and 3rd full bathroom.

**Heating Type: Baseboard,**  
**Cooling: No A/C,**  
**Garage Count: 1 Car Garage,**  
**Sewer: Public,**  
**Fireplace Count: 1 Fireplace,**  
**Water: City Water**

**\$2,395,000**



Lower level perfect for storage plus playroom/ exercise area. NEW: boiler, wet bar, flooring, master bath, 2nd floor bath and powder room. Recent updates make this home ready to move right in. Enjoy peaceful living and enjoy this view all 4 seasons of the year. Bedroom 11.0ft x 9.0ft Bedroom 16.0ft x 11.0ft Bedroom 19.0ft x 11.0ft Dining Room 12.0ft x 10.0ft Family Room 15.0ft x 19.0ft Kitchen 16.0ft x 19.0ft Living Room 21.0ft x 11.0ft Master Bedroom 12.0ft x 16.0ft



