

30 IVY RD
WELLESLEY, MA 02482

\$1,995,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

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Beautifully updated home featuring highly desirable floor plan, just steps from Sprague Elementary! A welcoming foyer opens to front-to-back fireplaced living room & elegant dining room. The rear of the home showcases bright, sun-filled open-concept kitchen & family room. The kitchen is designed w/ quartz countertops, subway tile backsplash, pantry, eat-in dining area & peninsula w/ bar seating. The stunning family room boasts vaulted ceilings w/ skylights, fireplace & custom built-ins. A sunroom at back of the home overlooks a large, level yard w/ an expansive patio, perfect for outdoor living. Primary suite offers walk-in closet & modern bath w/ floating vanity.

**Garage Count: 2 Car Garage,
Fireplace Count: 3 Fireplaces,
Sewer: Public,
Heating Type: Heat Pump,
Water: City Water**

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Three additional bedrooms & full bath complete the second floor. The finished lower level adds versatile living space w/ playroom, efficient exercise area, mudroom off two-car garage, laundry room & half bath. Fully renovated. This home is ideally located near schools, town & train w/ easy access to major routes. Must see! Bedroom 12.0ft x 11.0ft Bedroom 12.0ft x 11.0ft Bedroom 9.0ft x 9.0ft Dining Room 12.0ft x 13.0ft Family Room 22.0ft x 14.0ft Kitchen 13.0ft x 16.0ft Living Room 25.0ft x 12.0ft Master Bedroom 19.0ft x 12.0ft



