

31 ALBA RD
WELLESLEY, MA 02481

\$2,795,000

150 Years
JOHN D WOOD & CO.
London, Country & International Property

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Classic colonial in the heart of town, close to the train & all schools. Custom renovation top to bottom with updated kitchen, bathrooms & floors throughout. The kitchen features upgraded appliances, countertops & two dishwashers, opening directly into a large eat-in dining area with glass doors to the backyard deck. Adjacent is a large family room. The front of the home features a living room and formal dining room off the center hall, plus a sun-filled study or office. A first floor full bathroom, powder & mudroom with direct access to the side door & garage round out the first floor.

Heating Type: Baseboard,
Garage Count: 1 Car Garage,
Sewer: Public,
Fireplace Count: 2 Fireplaces,
Water: City Water,
Special Program: Global Luxury

\$2,795,000



Upstairs, the expansive primary suite features enviable closet space, a large upgraded bathroom & private roof deck. Three additional bedrooms, 2 baths & laundry make up the second floor. The finished lower level adds flexible living space with a kitchenette. Outside, enjoy a rare flat, fully usable backyard - a private retreat with a large deck, lush lawn, and room to relax or play.

Bedroom 21.0ft x 18.0ft Bedroom 15.1ft x 11.9ft Bedroom 19.0ft x 11.1ft Dining Room 14.11ft x 11.9ft Family Room 17.2ft x 22.2ft Kitchen 11.1ft x 17.6ft Living Room 23.1ft x 11.1ft Master Bedroom 18.4ft x 21.8ft



