

3 Erin's Way Hamilton

This circa 1792 Antique Colonial displays the distinction and character of years gone past yet has been updated for today's lifestyle. Prominently sited on 3+ manicured acres in one of Hamilton's most desirable areas, this gracious home was once part of the Iron Rail Estate in Wenham and was moved to its current location in 1976.

First Floor – *This level offers 6 rooms as well as a front foyer, a spacious rear hall/mud area and a powder room.*

Foyer (8 x 8'10)

- Raised paneling
- Hardwood floor
- 8 panel entry door with sidelights
- Closet
- Candle wall sconce

Dining Room (12'6 x 18'6)

- Hardwood floor
- Boxed beams
- Radiator enclosures
- Wall sconces, fireplace wall, rheostat
- Mantled fireplace
- 3 6 over 6 double hung windows
- 4 panel door with cut glass doorknob to foyer
- Double 3 paneled doors to garden room
- Wine closet
- Chair rails

Kitchen (11'1 x 18'6)

- Two steps down from rear hallway
- Hardwood floor
- Pass – through opening to rear hallway
- Recessed lighting
- Jenn-Air double wall oven
- Jenn-Air electric stovetop
- Ceramic tile counters
- Hot Point microwave
- Double ceramic sink with disposal
- Frigidaire side/side refrigerator with ice and water dispenser
- Island with ceramic tile, butcher block and cabinets
- Maytag Jetclean dishwasher
- Pantry closet

Breakfast Nook (10 x 14'6)

- Hardwood floor
- Recessed lighting
- Casement windows
- Double French doors to living room
- French door with sidelights to front yard patio

Library (12 x 15'6)

- Hardwood floor
- Boxed ceiling beam
- Raised paneling
- Double French doors to breakfast nook
- Corner cabinet
- Mantled fireplace
- Bookshelves

Garden Room (11'6 X 26)

- Slate floor
- Recessed lighting - rheostat

- 22 Casement windows
- Sliding atrium doors

Living Room (19 x 25)

- Hardwood floor
- Boxed ceiling beams
- Radiator enclosures
- French doors to breakfast nook
- Chair rails
- 5 6 over 6 double hung sash windows
- 3 window bay with integrated shelf and recessed spots
- Fireplace with raised panel wall and column motif

Rear Hallway (5'6 x 22)

- Quarry tile
- 5 6 over 6 double hung windows
- Recessed lighting
- Broom closet
- Security control pad

Powder Room

- ½ bath with ceramic tile floor
- Rear receiving area with hardwood floor and coat closet

Second Floor – *The second floor is accessed via either a front or central stairway.*

King Guest Suite – *Consists of a bedroom, dressing room, and bath*

Guest Bedroom Suite (12'9 x 19'8)

- Wide pine floor
- Fireplace with black iron surround and raised panel wall
- Boxed ceiling beam
- 4 6 over 6 double hung windows
- **Dressing Room** - closets with built-in drawers
- **Full Bath** – Shower bath, ceramic tile floor

Bedroom 2 (11'11 x 15)

- Random width pine floor
- Fireplace
- Boxed ceiling beam
- Raised panels
- 3 6 over 6 double hung windows
- 2 closets

Master Bedroom Suite – The spacious master suite offers a sitting area that is perfect as a home office, a fireplaced bedroom and 2 full baths

Sitting Area (12 x 13'4)

- Pine floor
- 1 6 over 6 double hung sash window
- French door to front roof deck (rubber membrane, not currently used by seller)
- Security control pad
- Recessed lighting
- Linen closet
- Closet

Bathroom (off entry hall) – Walk-in shower room /steam room with seat, linen closet, ceramic tile

Bathroom (within master bedroom area) – Ceramic tile floor, ceramic tile vanity with brass sink

Master Bedroom (19'4 x 21'6)

- Fireplace with carved mantle and fluted pilasters
- Pine floor
- Double closet with built in dresser
- Closet
- 5 6 over 6 double hung sash windows
- Recessed spots by fireplace

Third Floor – *The top floor consists of two rooms (see floor plan) and a full bath. 3 closets (one walk-in) provide extra storage. The hallway has a window nook that would be suitable as a desk/computer area. The upstairs suite would be perfect for an au-pair or as a teenager's 'apartment' etc*

.General Features and Utilities (also see data sheet)

- Three car garage with roomy storage loft, remote door openers
- Professionally landscaped grounds and exterior accent lighting
- Wood shingled roof
- Bluestone walkway and patio
- Underground utilities
- Window shutters
- Trane XE 1000 High Efficiency central AC for first level
- 200 amp electric service
- 5 zone Peerless cast iron boiler
- Granite entry
- Dog pen
- Gravel driveway
- Unpaved private road
- Security system
- 60 gallon Super Stor water heater
- 2 275 gallon oil tanks
- Troy irrigation system
- Brick rear walkway

Exclusions – TBD ask broker

Disclosures

- UFFI (Urea Formaldehyde Foam Insulation) is present. Air Quality Test Available
 - View Easement, Bridal Path Easement, and Restrictive Covenants of Record
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