

Spacious Colonial in Sought-After Neighborhood



\$ 1,399,000



40 Shadow Oak Drive, Sudbury, MA 01776

- » Beds: 4 | Baths: 2 Full, 1 Half
- » MLS #: 73336314
- » Single Family | 3,488 ft² | Lot: 40,871 ft² (0.94 acres)
- » Tree-Lined Street
- » Open Concept Living
- » More Info: 40ShadowOak.com



Doug McNeilly
(857) 233-3265 (Mobile)
(978) 443-3333 (Office)
doug.mcneilly@nemoves.com
<http://www.dougmneillyhomes.com>



Coldwell Banker Residential Brokerage
447 Boston Post Road
Sudbury, MA 01776
(508) 358-5131



Thoughtfully updated Colonial with 3,400 SQFT of living space in one of Sudbury's most sought-after neighborhoods. This 4-bedroom 2.5-bath home stands out for its premiere quality and location. Nestled on a full acre on a limited-access street, the house has been meticulously improved each year and features an updated kitchen with granite countertops and high-end appliances, 2 fireplaces, a new primary suite with a spa-like ensuite bath and custom closet system, completely remodeled baths, and an oversized screened-in porch. The sunny completely remodeled walkout basement offers flex space for a quiet home office, gym, or media room. Exterior updates include Hardie plank siding, Harvey windows, Andersen doors, plus top-of-the-line Viessmann heating. Outside upgrades include an expanded driveway and professionally landscaped grounds creating a private retreat. The tree-lined neighborhood, easy access to shopping, dining, & major routes, and top-ranked schools make this a must-see home.

