

# 12 Southfield Road

Concord, Massachusetts 01742

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**4 BED | 3F & 2H BATH | 4,000 SF | \$2,298,000**

Welcome to this stunning young colonial nestled in one of Concord's most sought-after neighborhoods, steps from the train and all that Concord Center has to offer. Crafted by a renowned local green builder, this home exudes elegance and attention to detail at every turn. Revel in maple floors, impeccable woodwork, ample storage, wide hallways, and tall ceilings, all bathed in abundant natural light. This exceptional home boasts four generously sized bedrooms, including a stunning primary suite. The open first floor invites gatherings with a magnificent kitchen equipped with top-of-the-line appliances and a spacious island, complemented by a well-appointed butler's pantry. Entertain in the spacious dining room or living room or unwind in the large family room with a cozy gas fireplace insert and built-ins. An office and an outstanding mudroom add to the first floor, offering practicality for modern living. The versatile third-floor flex space complete with a half bath, offers endless possibilities. The fenced-in yard is ideal for privacy and outdoor enjoyment. This house offers the perfect blend of comfort, convenience, and luxury. Don't wait to call this exceptional, move-in ready property home!

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## SERVICES

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Heat Source | Zones Heat Forced Air Gas | 4 Zones  
Cooling | Zones Central Air | 4 Zones  
Hot Water Natural Gas | Tankless  
Electric Circuit Breakers, 200 Amps  
Water Town  
Sewer Private Sewer

## STRUCTURE & EXTERIOR

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Year Built 2013  
Lot Size Approx. 0.3 Acres (13,211 SqFt)  
Exterior Wood  
Roof Asphalt/Fiberglass Shingles  
Foundation Poured Concrete (limited height),  
Slab under Family Room  
Floors Hardwood, Tile, Marble, & Carpet  
Garage Yes, 2-Car  
Parking Yes, 4-Paved Driveway Spaces  
Patio Yes, Stone  
Porch Yes, Covered  
Sprinkler System Yes  
Professional Landscaping Yes

## EXCLUSIONS, INCLUSIONS, & NEGOTIABLES

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Brunswick pool/ping pong table included,  
TV(s)/TV mount(s) negotiable, washer &  
dryer negotiable.

See full list of inclusions/exclusions in MLS  
or homebook.

## DISCLOSURES

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Easement per deed. Basement for storage  
(limited height), slab is under the family  
room.

Info. deemed reliable, not guaranteed.

**Suzanne & Company**

**COMPASS**



- The home was built by Abode Builders in 2013. Sellers are the original owners.
- The lot was originally part of the home that is just behind the property. The lot was sold to the builder.
- The home is wired for a future gas generator.
- Sellers installed custom bookshelves on either side of the gas fireplace insert in the family room.
- Sellers installed an irrigation system in the yard.
- Sellers installed custom drapes and hardware in the family room, living room, and dining room. Custom shades in the bedrooms.
- The exterior of the home was painted in the summer/fall of 2023.
- The garage doors, front, & side porch were restained in summer 2023.
- The inside trim was repainted recently.
- The outside fence was repainted recently.
- The sellers recently replaced the springs/cables on the garage door.
- The appliances are all Thermador (gas stove/oven, second wall oven, built-in microwave).
- The kitchen island is walnut.
- The butler's pantry includes custom lower cabinets, open shelves, and a granite countertop.
- The septic system was last pumped on 4/20/22 and it will be pumped with MA state inspection completed prior to closing.
- Sellers can share the original paperwork/blueprints of the home if needed.

