



**MLS # 73533477 - New
Single Family - Detached**

**42 Birchtree Dr
Westwood, MA 02090
Norfolk County**

List Price: **\$1,399,000**

Style: **Colonial**
Color: **Yellow**
Grade School: **Pine Hill**
Middle School: **Thurston**
High School: **Westwood**

Total Rooms: **10**
Bedrooms: **4**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **2**

Approx. Acres: **0.85 (36,892 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Accessory Dwelling Unit: **No**

Directions: **Rt 109 to Barlow Lane to BirchTree Dr**

Beautifully maintained and updated 4-bed, 2.5-bath Colonial, on picturesque Birchtree Dr., offers a serene wooded backdrop and layout designed for entertaining and every day life. Hardwood flooring extends throughout the home. Spacious living/dining room with traditional fireplace is adjacent to home office serving as a quiet workspace. Central kitchen appointed with custom cabinetry, quartz and breakfast bar opens to a dining room. Walls of windows surround family room inviting in natural light and views of the lush yard dotted with verdant plantings and mature trees. Functional mudroom offers direct access to expansive stone patio. Upper level boasts a welcoming primary suite, with dressing room, and ensuite as well as three well-proportioned bedrooms and a full bath. For extra versatility, the walk-out lower level includes a bonus room with a fireplace and built-ins, complemented by generous storage capacity. In close proximity to shopping, dining, local amenities and major routes.

Property Information

Approx. Living Area Total: **2,730 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Public Record**

Approx. Above Grade: **2,336 SqFt**

Approx. Below Grade: **394 SqFt**

Living Area Disclosures: **Measurements are deemed highly reliable, but not guaranteed.**

Heat Zones: **Hot Water Baseboard, Oil**

Cool Zones: **Central Air**

Total Parking Spaces: **6 Off-Street, Paved Driveway**

Garage Spaces: **2 Attached, Garage Door Opener, Side Entry**

Disclosures: **See attached.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	11.5X20.8	Fireplace, Flooring - Hardwood, French Doors, Main Level, Lighting - Pendant, Crown Molding
Dining Room:	1	10.9X10.10	Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Chair Rail, Lighting - Pendant, Crown Molding
Family Room:	1	16.3X15	Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting
Kitchen:	1	16.3X17.7	Flooring - Hardwood, Pantry, Main Level, Breakfast Bar / Nook, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting
Main Bedroom:	2	16.3X12.10	Bathroom - Full, Bathroom - Double Vanity/Sink, Flooring - Wall to Wall Carpet, Dressing Room, Recessed Lighting, Closet - Double
Bedroom 2:	2	10.9X14.3	Closet, Flooring - Hardwood
Bedroom 3:	2	13.9X11.4	Closet, Flooring - Hardwood
Bedroom 4:	2	9.10X10.3	Closet, Flooring - Hardwood
Bath 1:	1	5.3X4.2	Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level, Lighting - Sconce
Bath 2:	2	7.5X7.3	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Lighting - Sconce
Bath 3:	2	8.7X7.10	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Lighting - Sconce
Laundry:	B	10.10X19.3	Dryer Hookup - Electric, Washer Hookup, Laundry Sink
Entry Hall:	1	5.2X4.4	Closet, Flooring - Hardwood, Main Level, Exterior Access, Walk-in Storage, Lighting - Overhead
Office:	1	9.3X18.7	Flooring - Hardwood, Main Level, Lighting - Overhead
Mud Room:	1	7.11X9.5	Flooring - Stone/Ceramic Tile, Main Level, Exterior Access, Lighting - Overhead, Closet - Double
Bonus Room:	B	23.3X19.3	Fireplace, Closet, Closet/Cabinets - Custom Built
Workshop:	B	7.7X8.1	Closet/Cabinets - Custom Built, Lighting - Overhead

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Other Property Info

Disclosure Declaration: **Yes**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**

Basement: **Yes Full, Partially Finished, Walk Out**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 200 Amps**

Energy Features: **Storm Doors, Prog. Thermostat**

Exterior: **Wood**

Exterior Features: **Patio, Gutters, Decorative Lighting**

Flooring: **Tile, Wall to Wall Carpet, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Insulation: **Fiberglass**

Interior Features: **French Doors**

Lot Description: **Wooded, Paved Drive, Gentle Slope, Level**

Road Type: **Public, Paved, Publicly Maint.**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Exclusions: **Basement refrigerator excluded**

Facing Direction: **East**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1950** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:0014 B:0059 L:0000**

Assessed: **\$1,115,800**

Tax: **\$14,360** Tax Year: **2026**

Book: **22265** Page: **150**

Cert:

Zoning Code: **RC**

Map: Block: Lot:

Office/Agent Information

Listing Office: **RE/MAX Distinct Advantage** (781) 326-9200

Listing Agent: **The Jowdy Group** (781) 881-4141

Team Member(s): **Alex Jowdy** (781) 706-1394; **Josepha Jowdy** (781) 706-1393; **Katherine Bingham** (617) 312-9371

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency: **Call List Agent**

Showing: Buyer's Broker: **Call List Agent**

Showing: Facilitator: **Call List Agent**

Special Showing Instructions: **Call/Text Alex 781-706-1394 | Josepha 781-706-1393 Open House Fri 6/12 4:30-6pm & Sun 6/14 11am-1pm**

Firm Remarks

Pursuant to 760 CMR 74.00, Seller represents that this agreement is not contingent upon the waiver, limitation, or restriction of the Buyer's right to obtain a home inspection, unless an applicable exception applies. Buyer may have the property inspected by a licensed inspector of their choice and shall be given a reasonable period after contract execution to determine whether to proceed based on the inspection results.

Market Information

Listing Date: **6/10/2026**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date: **12/10/2026**

Original Price: **\$1,399,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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