

FAQ & Disclosures



54 Elysium in Wrentham

Answers provided by the seller. Buyers must do their own due diligence to verify any information.



Home Specs

Property Address: 54 Elysium Street, Wrentham, MA 02093

Bedrooms: 4 | **Full Baths:** 2

Living space: 1,232 sq. ft. (+ 850 sq. ft. with lower lever); **Total:** 2,082 sq. ft.

Lot Size: 1.53 Acres (66,741 sq. ft)

Year Built: 1970

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Systems

Heating systems: 2025; forced hot water, three zones, oil with two tanks that hold 660 gallons. (I've found that with two tanks you can buy oil in bulk at a cheaper rate.)

Cooling system: Window ACs

Water heater: 2025, electric

Electrical service: 200 amps; sub panel in garage

Do you have a fireplace or fireplaces? Yes, one wood-burning fireplace. Cleaned every other year; caps installed on chimney and exhaust in 2021-2022

Are there any other systems we should know about? Brand new septic system installed in March 2026; water filtration system on the well.

Home Exterior

What can you tell us about the roof? Gable roof replaced in 2021.

Please describe the siding on the home: Vinyl siding

What can you tell us about the windows? Not original to the house, but unsure of their age.



Is the home insulated? Yes, completely insulated. Mass Save inspected and insulated overhangs in the front of the house and the attic was filled with blown-in insulation.

If there is decking, please describe the age and condition/materials.

The rear upper deck is pressure-treated wood, re-stained in 2025.

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Parking

Is there parking? Yes.

Please briefly describe the parking situation and garage: Detached two-car garage with additional 6-8 private driveway spaces.

If the garage is detached, briefly describe its age and condition: Garage has a brand new automatic door (2025), a newer roof (2021) and there is a finished living space above the garage—perfect for a studio, office, or game room—with heat and an exhaust fan.

How best to access the garage: There are two remote garage door openers and a panel with access code.

Services/Utilities

Electricity: National Grid; roughly \$150-\$200 per month depending on usage

Natural Gas/Propane: None

Oil: Service and delivery through W.H. Reilly; located at the side of the house in a covered area. Bulk oil rates available when re-filling both tanks.

Cable/Internet: Currently use Comcast; Verizon is also available.

Appliances/Fixtures

Which appliances are you planning to convey with the sale? Stove/Range, Microwave, Refrigerator, Washer, Dryer, Dishwasher.

Any additional items you plan to leave behind? TV mounts will stay with the home; refrigerator in the garage.

Any fixtures you plan to take with you? Yes, the Blink surveillance cameras.

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Updates, Improvements and Renovations

Can you list any recent updates or repairs you've made? Full interior painting in (2026); Septic system (2026); kitchen cabinets painted (2026); furnace (2025); hot water heater (2025); garage door (2025); roof (2021); Andersen sliding glass doors (2023), recessed lighting in downstairs bathrooms (2026)

Disclosures

Any active audio or video recording devices on the premises? Yes, Blink security cameras.

Any professional contracts you've had or may be ongoing?: Yes, Mosquito Mary in the summer months and W.H. Reilly for heating and oil.

Is there anything in the house or on the grounds in need of repair? The crank on the right side of the window above the sink does not work, so the window will not fully open.

Are there any ACTIVE water incursions we need to disclose? No water!

Any evidence or history of old water damage that has since ceased or been repaired? No.

Any active knob & tube wiring that you are aware of? No

That you know of, are there any open permits for work you've had done while you've owned the property? No

Are there any hazardous materials on the premises that you're aware of? No

Home Owner's Perspective

What do you love about the neighborhood? It's a two-minute walk to Sweatt Beach on Lake Pearl and a one-minute drive to the Sweatt Beach Boat Ramp. The property abuts Franklin Country Club in the backyard where you have your own private walking trails for you, the dogs, or your dirt bikes!

Which are your go-to restaurants for dining out, delivery, or take-out? For dining in I'd say The Gavel, The Rome and Conrad's. Wah Sing or Crisp Pizza for take out.

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Home Owner's Perspective (continued...)

Are there any hidden gems in your neighborhood worth noting? At the end of the road is conservation land that's like a bird sanctuary where you can hike or walk your dog!

What do you love about this home? So much privacy on a large lot of land with equal parts green-grass backyard and wooded backyard. I also love that I have access to the lake for kayaking or boating or bringing my dogs down to the boat ramp so they can play in the lake. I also love the man-cave I built above the garage to watch sports or play some cards!

Anything else to add about the location? Close to Franklin town line and Wrentham town center as well as Wrentham Outlets, Patriot Place and a five-minute drive to 495 and other highways.

Why are you selling? It's a lot of house for just me. My kids are off on their own now, and I don't need all this space. I want this home to go to a great family who can enjoy the space, the yard, and all the neighborhood amenities.

What is your preferred timeline for closing? A quick closing would be preferred.