

Single Family Listings



MLS #: 71765835 **Status:** SLD **DOM:** 62 **DTO:** 52 **Sale Price:** \$780,000 **List Price:** \$799,000
 95 Woburn Street **List \$/SqFt:** 441.19 **Sale Date:** 2/12/2015 **List Date:** 11/6/2014
 Lexington, MA 02420 **Sold \$/SqFt:** 430.7 **Off Mkt. Date:** 1/7/2015 **Orig. Price:** \$799,000

Style: Detached - Colonial

Rooms: 5 **Beds:** 2 **Baths:** 2f 1h **Living Area:** 1811 **Tax:** \$7475.82
Garage: 1 **Parking:** 2 **Acres:** 0.11 (4720 sq.ft.) **Year Built:** 2011 **Fy:** 2014

Remarks: Stunning, energy-efficient, architect designed & masterfully built 2011 village colonial is an easy stroll to Lexington Center. This 1800 sq ft., 5 room, 2 bedroom, 2.5 bath custom home is a great condo alternative or downsizing opportunity. Sophisticated, yet warm and inviting, every detail has been thoughtfully and superbly implemented to meet the highest demands of today's lifestyle. Whether entertaining in the formal, fire-placed living room, hanging out with family and friends in the open-plan kitchen/family/dining room, or relaxing on the patio in your private, fenced in back yard, you will love every moment of the experience of being "home". Completing the picture is a second floor with a fantastic master suite, an inviting guest bedroom, an add'l full bath, and laundry room. Winter convenience is accommodated with an attached 1 car garage that flows into a mudroom. Good storage inside and out. Location, distinctive design, and energy savings deliver a winning package!



MLS #: 71814847 **Status:** SLD **DOM:** 14 **DTO:** 4 **Sale Price:** \$995,000 **List Price:** \$899,000
 15 Lake St **List \$/SqFt:** 315.88 **Sale Date:** 6/18/2015 **List Date:** 4/9/2015
 Lexington, MA 02421 **Sold \$/SqFt:** 349.61 **Off Mkt. Date:** 4/23/2015 **Orig. Price:** \$899,000

Style: Detached - Gambrel /Dutch

Rooms: 9 **Beds:** 3 **Baths:** 3f 0h **Living Area:** 2846 **Tax:** \$8624
Garage: 2 **Parking:** 5 **Acres:** 0.22 (9429 sq.ft.) **Year Built:** 1890 **Fy:** 2014

Remarks: Dreams come true in this lovely light-filled home on a quiet side street walking distance to Lexington Center. Large living room has 9' ceilings, windows on 3 sides, French doors leading to backyard patio. Huge open kitchen is big enough for holiday parties and perfect for cozy suppers; granite counters, breakfast bar island with new gas cooktop, lots of cabinets, area perfect for homework, family together time, and entertaining. Hardwood floors. Upstairs master bedroom has 9' ceilings, large windows on 3 sides, lots of closets, French doors overlooking the backyard. Master bath has two sinks, marble floor, whirlpool tub, separate shower. 2 more bedrooms upstairs with window seats. Office/homework area. Laundry. 2 bonus carpeted sleeping lofts with skylights. Lower level has large family room and full bath. All bathrooms renovated in 2014. 2 car garage. Walk to pools, playground, tennis, Hastings Elementary School, Lexington High School, and Hayden Recreation Center. Simply lovely!



MLS #: 71822808 **Status:** SLD **DOM:** 5 **DTO:** 5 **Sale Price:** \$908,000 **List Price:** \$829,000
 114 Cedar Street **List \$/SqFt:** 317.38 **Sale Date:** 6/29/2015 **List Date:** 4/23/2015
 Lexington, MA 02421 **Sold \$/SqFt:** 347.63 **Off Mkt. Date:** 4/28/2015 **Orig. Price:** \$829,000

Style: Detached - Cape

Rooms: 7 **Beds:** 4 **Baths:** 2f 2h **Living Area:** 2612 **Tax:** \$10113
Garage: 2 **Parking:** 4 **Acres:** 0.44 (18985 sq.ft.) **Year Built:** 1950 **Fy:** 2014

Remarks: This expanded contemporary cape with 4 bedrooms is perfect for EXPLORING (large yard), ENJOYING (bright open floor plan), RELAXING (lovely deck overlooking .44 acres yard), DREAMING (2 upstairs bedrooms with cathedral ceilings, skylight, huge windows, great views, ample closets, full bath), CONNECTING (the sunny kitchen with sliders to deck), COMMUNING (dining room with walls of glass), CREATING (large finished basement with wood stove, high ceiling, and piano (gift of sellers) - plus exercise or art room with huge windows overlooking bucolic yard), REFLECTING (the private lot plus 11 acres conservation land nearby) - in fact this home is perfect for anyone looking to escape the ORDINARY. Well maintained with beautiful updates like fresh paint, refinished floors, updated baths, professional landscaping, and more. You won't want to miss THIS one - bring the whole gang to see it today!



MLS #: 71814374 **Status:** SLD **DOM:** 13 **DTO:** 13 **Sale Price:** \$1,642,000 **List Price:** \$1,675,000
 15 Ballard Terrace **List \$/SqFt:** 281.28 **Sale Date:** 7/2/2015 **List Date:** 4/9/2015
 Lexington, MA 02420 **Sold \$/SqFt:** 275.73 **Off Mkt. Date:** 4/22/2015 **Orig. Price:** \$1,675,000

Style: Detached - Colonial

Rooms: 12 **Beds:** 6 **Baths:** 3f 2h **Living Area:** 5955 **Tax:** \$23894
Garage: 3 **Parking:** 6 **Acres:** 0.55 (23958 sq.ft.) **Year Built:** 2000 **Fy:** 2015

Remarks: Stunning "Manor" colonial on over a half-acre lot at the end of a cul-de-sac with fabulous au-pair suite. Gather in the updated kitchen featuring granite, custom cabinets and energy efficient stainless steel appliances. This elegant and gracious home showcases an open floor plan, 6 bedrooms, 3 full and 2 half baths, first floor office/study, separate au-pair suite, 3rd floor bonus room, large finished basement, 3-car garage and large fenced yard. Bike in the neighborhood or on to the Minuteman bike path. One and a half miles to Lexington town center and 1 mile to Interstate 95. Move right in and enjoy!



MLS #: 71831428 **Status:** SLD **DOM:** 56 **DTO:** 56 **Sale Price:** \$785,000 **List Price:** \$799,000



152 Woburn St
Lexington, MA 02420
Style: Detached - Colonial

Rooms: 13 **Beds:** 5
Garage: 2 **Parking:** 5

List \$/SqFt: 275.42
Sold \$/SqFt: 270.6

Baths: 3f 0h **Living Area:** 2901
Acres: 0.54 (23341 sq.ft.) **Year Built:** 1910

Sale Date: 7/27/2015 **List Date:** 5/6/2015
Off Mkt. Date: 7/2/2015 **Orig. Price:** \$799,000

Tax: \$12631
Fy: 2015

Remarks: Spectacular Cambridge-style modernization of a 1910 Colonial with a 1994 addition designed by architect Kiang-Tay Huang for his family. The traditional details blend seamlessly with the modern updates in this large house with a two-car detached garage. The house is set up high off the road and offers a secluded half-acre siting, while central to all that makes Lexington so desirable. A dramatic balcony and stairway descend to the family room off the kitchen. Expansive master suite with bath and separate study. Eat-in kitchen has a slider off of the breakfast area that opens to a front deck. An amazing value for a house this size and in this condition. See Lead Safe Homes database noting letter of lead compliance.



MLS #: 71803486 **Status:** SLD
17 Avon St
Lexington, MA 02421

Style: Detached - Colonial
Rooms: 10 **Beds:** 5
Garage: 2 **Parking:** 6

DOM: 26 **DTO:** 15
List \$/SqFt: 358.83
Sold \$/SqFt: 359.26

Baths: 2f 1h **Living Area:** 2366
Acres: 0.4 (17242 sq.ft.) **Year Built:** 1931

Sale Price: \$850,000 **List Price:** \$849,000
Sale Date: 7/31/2015 **List Date:** 3/19/2015
Off Mkt. Date: 4/14/2015 **Orig. Price:** \$849,000

Tax: \$10128
Fy: 2014

Remarks: Fantastic 5 bedroom Dutch Colonial adjacent to bike path, with au-pair suite (offering possibility of two living areas). Open floor plan and delightful amenities include updated kitchen, gorgeous contemporary baths, first floor home office, built-in Bose speakers, french doors, inviting window seat, and 3 fireplaces. Sleek plastered walls and ceilings and contemporary finishes throughout. Upstairs are two bedrooms and a Zen-like bath with oversized tub and rain shower. Breezeway connects main house to au-pair wing with 3 bedrooms (one is plumbed for kitchen conversion) and a full bath, above an oversize two-car garage. Welcoming Farmers Porch, cozy side porch, spacious deck in back overlooking large fenced yard and bike path. Two additional buildings on the property have electric service, ideal for workshop, artist studio or gardening shed. Parking for 6 cars. Ductwork in place for central air. Don't miss this special, intelligently maintained property! 17Avon.com for more info



MLS #: 71836763 **Status:** SLD
6 Rogers Rd
Lexington, MA 02420

Style: Detached - Contemporary
Rooms: 8 **Beds:** 4
Garage: 0 **Parking:** 4

DOM: 23 **DTO:** 13
List \$/SqFt: 384.42
Sold \$/SqFt: 374.17

Baths: 2f 1h **Living Area:** 1951
Acres: 0.7 (30436 sq.ft.) **Year Built:** 1965

Sale Price: \$730,000 **List Price:** \$750,000
Sale Date: 8/5/2015 **List Date:** 5/14/2015
Off Mkt. Date: 6/23/2015 **Orig. Price:** \$750,000

Tax: \$10609
Fy: 2014

Remarks: Mid-Century Modern Architecture plus 17 acres of conservation as your back yard = heaven! 6 Rogers Road offers unparalleled privacy on its quiet cul-de-sac in highly desirable Fiske/Diamond Schools. 4 bedrooms, 2 full and 1 half bath. Enjoy the cathedral ceilings, walls of windows, and fireplace. Large windows connect living area with spacious deck where you can drink in nature morning noon and night. Beautiful level lot has several flowering trees and a brook. New roof, professional landscaping, mostly original windows, older heating system, 200 amp electrical, wall and window ac's. Bird and nature lovers will feel at home here! Close to shopping, banks, restaurants, Burlington Mall, and Rt 128. It feels like Vermont but is seconds away from life's conveniences!



MLS #: 71826454 **Status:** SLD
34 Baskin Rd
Lexington, MA 02421

Style: Detached - Raised Ranch
Rooms: 9 **Beds:** 5
Garage: 2 **Parking:** 4

DOM: 47 **DTO:** 32
List \$/SqFt: 352.83
Sold \$/SqFt: 366.95

Baths: 3f 0h **Living Area:** 2548
Acres: 0.53 (22905 sq.ft.) **Year Built:** 1964

Sale Price: \$935,000 **List Price:** \$899,000
Sale Date: 8/7/2015 **List Date:** 4/29/2015
Off Mkt. Date: 6/15/2015 **Orig. Price:** \$949,000

Tax: \$12022
Fy: 2015

Remarks: Premier location on Loring Hill! Envision living within a stone's throw of all of what makes Lexington so desirable. Tremendous value central to Lexington High, Bridge Elementary, and Clarke Middle schools; conservation land; exercise trails; Lincoln Fields; the Hayden Rec Center; town swimming pool; ice rink; playgrounds; the Center playing fields, tennis courts, and track; Lexington Public Library; and Lexington Center itself. All of this and no need for sacrificing: Five bedrooms and three full baths, including a master suite. Well-designed floor plan with separation of formal and informal living areas. Two fireplaces. Generously sized spaces. An eat-in kitchen. A two-car garage with a direct entrance saves you from dealing with the weather like this past winter. Nicely secluded back yard.



MLS #: 71837555 **Status:** SLD
16 Willow Street
Lexington, MA 02421

Style: Detached - Ranch
Rooms: 10 **Beds:** 4
Garage: 2 **Parking:** 8

DOM: 98 **DTO:** 63
List \$/SqFt: 382.16
Sold \$/SqFt: 367.84

Baths: 4f 0h **Living Area:** 3072
Acres: 1.03 (44866 sq.ft.) **Year Built:** 1946

Sale Price: \$1,130,000 **List Price:** \$1,174,000
Sale Date: 8/25/2015 **List Date:** 5/15/2015
Off Mkt. Date: 8/21/2015 **Orig. Price:** \$1,198,800

Tax: \$10714
Fy: 2015

Remarks: Wonderfully renovated bright & sunny home located on a beautifully landscaped 1+ acre level lot in a serene setting abutting conservation land offers 4 bedrooms & 4 full baths. All new electrical, heating system, windows and more. Pretty master bedroom with lovely bath & his/her closets. A wonderful open concept kitchen with granite



counters & stainless steel appliances, formal dining room with wainscoting & living room with gas fireplace. Lower level with hardwood floors offers a spacious family room & an office/exercise room. Convenient 2 car garage, mudroom with built-ins & large storage rooms providing space for all your outdoor furniture. Enjoy the beautiful expansive deck all summer long while living on a private, dead-end street where bird watching & a babbling brook offers relaxation. Conveniently located just steps to neighborhood tennis courts, Minuteman bike path & public transportation. Estabrook Elementary School district & easy access to 128. Nothing to do but unpack!



MLS #: 71852264 **Status:** SLD **DOM:** 52 **DTO:** 34 **Sale Price:** \$815,000 **List Price:** \$829,900
 80 Adams St **List \$/SqFt:** 378.95 **Sale Date:** 8/28/2015 **List Date:** 6/6/2015
 Lexington, MA 02420 **Sold \$/SqFt:** 372.15 **Off Mkt. Date:** 7/28/2015 **Orig. Price:** \$849,900

Style: Detached - Ranch
Rooms: 9 **Beds:** 4 **Baths:** 2f 0h **Living Area:** 2190 **Tax:** \$10082
Garage: 1 **Parking:** 2 **Acres:** 0.38 (16371 sq.ft.) **Year Built:** 1957 **Fy:** 2014

Remarks: Completely updated and beautiful Ranch close to the Fiske elementary and Diamond Middle Schools, features 4 bedrooms, 2 full baths, 1 car garage and 2190 sf of finished living space. Mudroom entry leads into modern granite and maple kitchen with stainless steel appliances and skylights. Hardwood floors throughout first floor. Elegant vaulted ceilings and fireplace in living room. Finished Lower Level includes large family room, fourth bedroom, full bath, laundry and additional work or play space. Lower Level walks out to large and level back yard and patio. Full renovation in 2010 included new roof with architectural shingles, new furnace with hot water on demand, A/C, insulation, energy efficient windows and appliances and plenty of storage space.



MLS #: 71905884 **Status:** SLD **DOM:** 7 **DTO:** 4 **Sale Price:** \$1,800,000 **List Price:** \$1,685,000
 3 Cutler Farm Road **List \$/SqFt:** 295.61 **Sale Date:** 10/20/2015 **List Date:** 9/17/2015
 Lexington, MA 02421 **Sold \$/SqFt:** 315.79 **Off Mkt. Date:** 9/24/2015 **Orig. Price:** \$1,685,000

Style: Detached - Colonial
Rooms: 13 **Beds:** 5 **Baths:** 5f 0h **Living Area:** 5700 **Tax:** \$26689
Garage: 2 **Parking:** 4 **Acres:** 0.32 (14034 sq.ft.) **Year Built:** 2006 **Fy:** 2015

Remarks: Woodhaven! Expansive, 5 bedroom 5 bath Colonial on picturesque cul-de-sac, custom built with architecturally significant details throughout 5700' of high-end living space on 4 richly finished levels. Details abound: raised panels, mahogany built-ins, custom blinds, coffered ceiling, stunning cherry Bosch kitchen, gracious living and dining rooms with inlaid floors and custom millwork, family room w/ fieldstone fireplace and large skylight, and first floor office with full bath. Luxurious master suite w/ sitting room, 3 quality corner bedrooms, full bath and laundry on 2nd floor. Consistent rich character evident on all 4 levels, including sun-filled lower level with wet bar, media room, full bath and walkout, and expansive 3rd floor suite with skylights, full bath, and extra storage. Impeccably maintained & gently used in commuter's dream location, minutes from Rt.2 and 95, Bridge Elementary, Clarke Middle and Lexington High School. Superb for entertaining and practical for daily life!



MLS #: 71798468 **Status:** SLD **DOM:** 209 **DTO:** 196 **Sale Price:** \$550,000 **List Price:** \$579,000
 1 Homestead Street **List \$/SqFt:** 422.01 **Sale Date:** 11/19/2015 **List Date:** 3/6/2015
 Lexington, MA 02421 **Sold \$/SqFt:** 400.87 **Off Mkt. Date:** 10/1/2015 **Orig. Price:** \$599,000

Style: Detached - Colonial
Rooms: 6 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1372 **Tax:** \$7475
Garage: 1 **Parking:** 2 **Acres:** 0.14 (6151 sq.ft.) **Year Built:** 1930 **Fy:** 2015

Remarks: You'll fall in love with this sunny Dutch Colonial tucked into a quiet and coveted Lexington neighborhood. Offering 2-3 bedrooms, 1.5 updated baths, hardwood floors & neutral decor. Spacious kitchen with separate dining area and pantry. The main living area has an arched entry into the cozy den/family room with a wood burning stove. Spacious master bedroom with great closet and storage space. Lovingly cared for with many updates and a beautifully maintained level yard, patio and one car garage. Walk to golf courses, conservation trails and Hastings Elementary School and located less than one mile from Hayden, LHS and Lexington Center!



MLS #: 71916569 **Status:** SLD **DOM:** 14 **DTO:** 6 **Sale Price:** \$1,405,000 **List Price:** \$1,395,000
 79 Maple St **List \$/SqFt:** 317.05 **Sale Date:** 12/28/2015 **List Date:** 10/8/2015
 Lexington, MA 02420 **Sold \$/SqFt:** 319.32 **Off Mkt. Date:** 10/22/2015 **Orig. Price:** \$1,395,000

Style: Detached - Colonial
Rooms: 10 **Beds:** 5 **Baths:** 3f 1h **Living Area:** 4400 **Tax:** \$7398
Garage: 2 **Parking:** 4 **Acres:** 0.74 (32178 sq.ft.) **Year Built:** 2015 **Fy:** 2014

Remarks: NEW CONSTRUCTION 5 bedroom contemporary colonial with four finished floors of beautiful living. Gorgeous open plan filled with sunlight, ideally oriented toward nature views. Farmers porch welcomes you into two-level foyer, with turned staircase, french doors to living room, or into formal dining room. Breathtaking kitchen-dining-familyroom with fireplace compliments a stunning white kitchen with granite island and counters, pretty pendants, stainless appliances, and windows facing the sunny southern exposure. Expansive deck off kitchen overlooks large private yard. Upstairs find four generous bedrooms, tiled baths, laundry room and private Master Suite, with double walk-in closets, cathedral ceiling, and bathroom with soothing stonework, jacuzzi tub, glass shower, and double vanity. Walk up 3rd floor with high ceiling, skylights, built in bench, hardwood floor, plus 5th bedroom with full bath, tiled shower. Basement has high ceiling, big windows and walks out to peaceful, level yard.

MLS #: 71980521 **Status:** SLD **DOM:** 5 **DTO:** 5 **Sale Price:** \$447,500 **List Price:** \$379,000



8 Marrigan Street
Arlington, MA:East Arlington 02474
Style: Attached - Other (See Remarks)

Rooms: 6 **Beds:** 2
Garage: 2 **Parking:** 0

List \$/SqFt: 319.83
Sold \$/SqFt: 377.64

Baths: 1f 0h
Acres: 0.06 (2721 sq.ft.)

Sale Date: 5/25/2016 **List Date:** 3/31/2016
Off Mkt. Date: 4/5/2016 **Orig. Price:** \$379,000

Living Area: 1185 **Tax:** \$4046
Fy: 2016

Remarks: Adorable attached single family home with a lovely yard in a great convenient location! Two bedroom condo alternative with lots of updates and three floors of living space. On the first floor a spacious mudroom enters into an open living and dining room next to the updated kitchen. In the back is a charming sun splashed playroom/office with built-in bookshelves. Upstairs are two nice sized bedrooms and bath with attic storage, and on the lower level a great finished space for home office or hobbies. Two car covered parking is accessed by neighborhood private road. Enjoy your enchanted garden filled with perennials, with both a beautiful pink cherry tree and red maple ready to bloom! Awesome location near the Alewife Brook Bike Trail and Mystic River Greenway, with commuter access via Rt 16 or 93, or take the bus to the T stops at Davis Sq or Alewife. Enjoy a short stroll to the bustling eclectic restaurants and shops of Teele Square or East Arlington. This beauty won't last!



MLS #: 71995512 **Status:** SLD
72 Magnolia St
Arlington, MA:East Arlington 02474

Style: Detached - Bungalow
Rooms: 9 **Beds:** 4
Garage: 0 **Parking:** 2

DOM: 14 **DTO:** 6
List \$/SqFt: 252.24
Sold \$/SqFt: 279.16

Baths: 2f 0h
Acres: 0.09 (4007 sq.ft.)

Sale Price: \$840,000 **List Price:** \$759,000
Sale Date: 7/7/2016 **List Date:** 4/27/2016
Off Mkt. Date: 5/11/2016 **Orig. Price:** \$759,000

Living Area: 3009 **Tax:** \$7372
Fy: 2016

Remarks: A delightful Bungalow with a covered front porch and swing, located steps from Magnolia Park in East Arlington and 0.5 mile (via the bike path) to the Alewife "T" station to downtown Boston; and within a few blocks of the Capitol Theater, Quebrada coffee shop, restaurants, pharmacies, and more. The first floor features a sitting room/foyer with cathedral ceiling, living room, dining room, a large eat-in-kitchen, two bedrooms, a full bath, and a mudroom/sunroom leading to a lovely back yard patio. Second floor has an open concept landing (office) at the top of the stairs, skylights for natural light, central air (mini split units), and two bedrooms with window seats, including a cathedral ceiling master bedroom with two walk-in closets, built-ins, an attached (common) bathroom with a spa-tub. A partially finished (walk-out) basement with a media/family room, oversized laundry room, two other unfinished storage areas; and two off-street parking spots complete this gem of a property.



MLS #: 72008370 **Status:** SLD
395 Appleton Street
Arlington, MA:Arlington Heights 02476
Style: Detached - Other (See Remarks)

Rooms: 7 **Beds:** 3
Garage: 1 **Parking:** 3

DOM: 5 **DTO:** 5
List \$/SqFt: 374.47
Sold \$/SqFt: 422.91

Baths: 1f 0h
Acres: 0.15 (6570 sq.ft.)

Sale Price: \$677,500 **List Price:** \$599,900
Sale Date: 7/11/2016 **List Date:** 5/18/2016
Off Mkt. Date: 5/23/2016 **Orig. Price:** \$599,900

Living Area: 1602 **Tax:** \$6682.88
Fy: 2016

Remarks: Ownership pride at its finest with this beautiful & well kept single family home located in highly coveted Arlington Heights, just minutes to the Dallin Elementary. The butlers pantry EIK boasts shaker style maple cabnits, GRANITE cntrs, newer applncs including a gas convection stove & 1 yr old fridge, recessed lights, and custom built-ins w/spice rack. This home offers amazing original detail w/gorgeous STAINED GLASS wndws, crown & chair rail molding, HW floors throughout, formal DR w/China, LR w/fireplace, 4 season sunporch that can be used as home office or playroom, and a master BR w/custom walk-in closet. Updates include bathroom, TREK decks, vinyl siding, new copper H2O line 2000, roof 2008, blown-in insulation 2009, repointed and new chimney caps 2010, 100 Amp elctrl w/new line to house 2010, gutters 2011, new railings & fascia for front porch 2014, new H2O heater Fall 2015, and a brand new garage door. Open Houses this Sat & Sun 5/21 & 5/22 from 12-2pm! Offers Mon 5/23 by 5pm!



MLS #: 71991793 **Status:** SLD
79 Maple St
Lexington, MA 02420

Style: Detached - Colonial
Rooms: 10 **Beds:** 5
Garage: 2 **Parking:** 4

DOM: 33 **DTO:** 17
List \$/SqFt: 318.16
Sold \$/SqFt: 313.64

Baths: 3f 1h
Acres: 0.74 (32178 sq.ft.)

Sale Price: \$1,380,000 **List Price:** \$1,399,900
Sale Date: 7/14/2016 **List Date:** 4/21/2016
Off Mkt. Date: 5/24/2016 **Orig. Price:** \$1,415,000

Living Area: 4400 **Tax:** \$8118
Fy: 2016

Remarks: Enter this gorgeous 5 bedroom contemporary colonial, built in 2015, with four finished floors of living area, to discover the open plan filled with sunlight, ideally oriented toward nature views. Farmers porch welcomes you into two-level foyer with turned staircase, open to study and formal dining room. The modern floor plan features a sparkling white kitchen with granite island and counters, pretty pendants, stainless appliances, and huge windows with southern exposure. Open dining area and living room with gas fireplace opens to an expansive deck overlooking large private yard. Upstairs find four generous bedrooms, tiled baths, laundry room and private Master Suite, with double walk-in closets, cathedral ceiling, and elegant bathroom with soothing stonework, jacuzzi, glass shower, and double vanity. Expansive 3rd level has hardwoods and large skylights, plus a 5th bedroom with gleaming bathroom and tiled shower. Finished basement has big windows and walks out to peaceful, level lot



MLS #: 71959849 **Status:** SLD
7 Holt St
Hopkinton, MA 01748
Style: Detached - Colonial

DOM: 167 **DTO:** 141
List \$/SqFt: 181.78
Sold \$/SqFt: 168.71

Sale Price: \$482,500 **List Price:** \$519,900
Sale Date: 8/12/2016 **List Date:** 2/17/2016
Off Mkt. Date: 8/1/2016 **Orig. Price:** \$549,900



Rooms: 8 **Beds:** 4 **Baths:** 3f 0h **Living Area:** 2860 **Tax:** \$6985
Garage: 3 **Parking:** 10 **Acres:** 0.37 (16045 sq.ft.) **Year Built:** 1947 **Fy:** 2015

Remarks: Great location! Walk to highly rated Hopkinton schools, recently finished Hopkinton Center for the Arts, center of town & start of marathon! Many upgrades/renovations through the years. Level, flat clear backyard, lovely farmer's porch and 3 season porch with gas fireplace and hot tub off of patio. Wood burning stove in Family Rm/Living Room and spacious bonus room above garage w/bathroom and balcony. Good sized mudroom off of oversized 2 car garage, walk in pantry off of the kitchen and first floor laundry. Separate detached, heated 1 car garage, 16x20 shed, new roof in 2010, and central air/central vac. Floor plans and detailed list of upgrades/renovations including 2nd floor addition of 4 bedrooms done in 1995 attached. Per contractor, only wall on first floor that can't be removed w/o add'l support to replace it with, is main carrying wall - which runs along right side of hallway when facing back of house. Many options in this home. Please DO NOT lock door in from garage



Single Family Listings: 18 **Avg. Liv.Area SqFt:** 2,932.22 **Avg. List\$:** \$934,422 **Avg. List\$/SqFt:** \$332 **Avg. DOM:** 47.22 **Avg. DTO:** 37.06

Avg. Sale\$: \$952,917 **Avg. Sale\$/SqFt:** \$340

Condominium Listings



MLS #: 71783119 **Status:** SLD **DOM:** 49 **DTO:** 8 **Sale Price:** \$318,000 **List Price:** \$309,999
28 Robbins St U:4 **List \$/SqFt:** 344.44 **Sale Date:** 3/25/2015 **List Date:** 1/12/2015
Waltham, MA 02453 **Sold \$/SqFt:** 353.33 **Off Mkt. Date:** 3/2/2015 **Orig. Price:** \$309,999
Style: Condo - Garden **Outdoor Space:** Yes - Private **Assoc.Fee:** \$225
Rooms: 4 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 900 **Tax:** \$2115
Garage: 0 **Parking:** 2 **Pets:** Yes w/ Restrictions **Year Built:** 1900 **Fy:** 2015

Remarks: Desirable Moody Street locale! Immaculate, renovated condominium with gleaming hardwood floors throughout. Features a large granite kitchen with stainless steel appliances. The formal dining area opens to the large, bright living room. Sun-filled master bedroom with 9' ceiling. Oversized laundry with additional storage located in unit. Separate basement storage. 2 car off-street parking. Updated systems and more! Walk to public transportation, shops and commuter rail. Also, steps away from canoe/kayak dock and Charles River Bike Path. Don't miss this one. Showings begin at open house SUNDAY 1/18/15 from 12-1:30!



MLS #: 71818534 **Status:** SLD **DOM:** 5 **DTO:** 5 **Sale Price:** \$502,000 **List Price:** \$449,000
123 Palmer St U:2 **List \$/SqFt:** 409.67 **Sale Date:** 5/11/2015 **List Date:** 4/16/2015
Arlington, MA 02474 **Sold \$/SqFt:** 458.03 **Off Mkt. Date:** 4/21/2015 **Orig. Price:** \$449,000
Style: Condo - 2/3 Family **Outdoor Space:** Yes - Private **Assoc.Fee:** \$125
Rooms: 6 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 1096 **Tax:** \$5694
Garage: 0 **Parking:** 2 **Pets:** Yes **Year Built:** 1925 **Fy:** 2014

Remarks: Top floor condo with "extras" and updates you will love! Open Floor Plan, Updated Kitchen and Bath, replacement windows, Laundry In-Unit, Bonus Room for possible home office, open rear porch, enclosed front porch which is comfortable 2-3 seasons. NEW roof and Gas Boiler, recent paint and maintenance, and perhaps best of all EXCLUSIVE use of yard for gardening, play, sports, pets etc. Off street parking for two cars, pet-friendly association, good storage in basement, on a sublime street close to Arlington Center and it's wealth of restaurants, shops, cafés, ice cream and coffee shops, public transportation, library, flower shops and more!



MLS #: 71807335 **Status:** SLD **DOM:** 33 **DTO:** 34 **Sale Price:** \$710,000 **List Price:** \$719,900
36 Park St U:36 **List \$/SqFt:** 387.04 **Sale Date:** 5/26/2015 **List Date:** 3/26/2015
Arlington, MA:East Arlington 02474 **Sold \$/SqFt:** 381.72 **Off Mkt. Date:** 5/1/2015 **Orig. Price:** \$743,800
Style: Condo - Townhouse **Outdoor Space:** -- **Assoc.Fee:** \$120
Rooms: 6 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1860 **Tax:** \$5202
Garage: 0 **Parking:** 2 **Pets:** -- **Year Built:** 2015 **Fy:** 2014

Remarks: BRAND NEW East Arlington Townhouse in a great location. Open floor plan home w/ Private Yard!. Hardwood floors, recessed lighting, high end granite/Stainless Steele BOSCH kitchen w/breakfast bar, & huge pantry. 2nd floor has 2 large bedrooms with walk-in closets, a full bath, and a laundry area. The entire third floor is an exquisite master suite with very large walk-in closet, stone tiled bathroom, tub and tiled shower- and a gas fireplace as a bonus. All of this + central air, tankless hot water, great separate yard & ample parking in the most highly sought East Arlington location: Close to both the Center and Capitol Square areas with great accessibility to the Mystic River and walking paths. Easy bus access into both Davis and Porter Squares and other points Cambridge and Somerville.



MLS #: 71814291 **Status:** SLD **DOM:** 5 **DTO:** 4 **Sale Price:** \$529,000 **List Price:** \$459,000
24 Kilsythe Rd U:24 **List \$/SqFt:** 296.32 **Sale Date:** 6/30/2015 **List Date:** 4/9/2015
Arlington, MA:Arlington Heights 02476 **Sold \$/SqFt:** 341.51 **Off Mkt. Date:** 4/14/2015 **Orig. Price:** \$459,000
Style: Condo - 2/3 Family **Outdoor Space:** Yes - Common **Assoc.Fee:** \$95
Rooms: 6 **Beds:** 2 **Baths:** 1f 1h **Living Area:** 1549 **Tax:** \$5133
Garage: 0 **Parking:** 2 **Pets:** -- **Year Built:** 1923 **Fy:** 2015



Remarks: Upscale condo suited to a busy lifestyle! Great layout with 2 bedrooms, 1.5 baths and over 1500 square feet living space. Converted and updated in 2006 with new Roof, Siding, Insulated Windows, Doors, Electricity, Plumbing, Landscaping, Lighting and Central Air. Meal time made easy with fully applianced Maple Kitchen with granite countertops, stainless appliances (stove new in 2014). Dining room features built-in cabinets, gorgeous window seat and large windows. Spacious finished basement perfect for entertainment, is wired for surround sound, has half bath and private storage. Convenient to Arlington Heights Restaurants, shops, T, Arlington Reservoir, Dallin Elementary school, Sutherland Woods, and minimal maintenance required on newer construction with shared expenses. Two car off street parking and shared yard. A great place to live and play ~ hurry to see this one!



MLS #: 71836776 **Status:** SLD **DOM:** 4 **DTO:** 4 **Sale Price:** \$413,000 **List Price:** \$409,000
 152 Mystic Valley Pkwy U:152 **List \$/SqFt:** 336.63 **Sale Date:** 7/2/2015 **List Date:** 5/14/2015
 Arlington, MA 02474 **Sold \$/SqFt:** 339.92 **Off Mkt. Date:** 5/18/2015 **Orig. Price:** \$409,000
Style: Condo - 2/3 Family **Outdoor Space:** Yes - Common **Assoc.Fee:** \$175
Rooms: 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1215 **Tax:** \$4348
Garage: 1 **Parking:** 2 **Pets:** Yes **Year Built:** 1926 **Fy:** 2015



Remarks: Bright and sunny three bedroom condo overlooking conservation and Mystic River with 1, 215 sq ft of living area. Formal dining room has built-in cabinets, eat-in kitchen is recently renovated with granite and stainless steel appliances. Updates include refinished floors, interior paint, recently renovated bathroom and kitchen. Roof and windows in 04'. Enclosed front porch and delightful back porch extend living space to connect you with the outdoors. Rear yard is shared, and you will love having garage parking in Arlington! Just across from Mystic Valley Park, with walking path along the river. Close to '93 and just half mile from W Medford's shops, restaurants and commuter line. This lovely condo offers tons of value for this price!



MLS #: 71841696 **Status:** SLD **DOM:** 7 **DTO:** 7 **Sale Price:** \$516,000 **List Price:** \$499,000
 16 Drummer Boy Way U:16 **List \$/SqFt:** 277.22 **Sale Date:** 8/10/2015 **List Date:** 5/22/2015
 Lexington, MA 02420 **Sold \$/SqFt:** 286.67 **Off Mkt. Date:** 5/29/2015 **Orig. Price:** \$499,000
Style: Condo - Townhouse **Outdoor Space:** -- **Assoc.Fee:** \$671
Rooms: 7 **Beds:** 2 **Baths:** 2f 1h **Living Area:** 1800 **Tax:** \$5305.02
Garage: 1 **Parking:** 1 **Pets:** Yes w/ Restrictions **Year Built:** 1976 **Fy:** 2015



Remarks: This beautiful 2 bedroom townhouse offers 3 finished levels of living space including the walk-out lower level with a full bathroom. Enjoy the modern decor and the upbeat feeling. This condo has hardwood floors on the 1st and 2nd levels, an expanded kitchen, mostly replaced windows, a detached 1 car garage and attic storage. All this is situated in a prime location close to the in-ground pool and 2 tennis courts.



MLS #: 71855448 **Status:** SLD **DOM:** 48 **DTO:** 36 **Sale Price:** \$425,000 **List Price:** \$429,000
 28 Baker Ave U:28 **List \$/SqFt:** 472.47 **Sale Date:** 9/10/2015 **List Date:** 6/11/2015
 Lexington, MA 02421 **Sold \$/SqFt:** 468.06 **Off Mkt. Date:** 7/17/2015 **Orig. Price:** \$459,000
Style: Condo - 2/3 Family **Outdoor Space:** Yes - Private **Assoc.Fee:** \$150
Rooms: 6 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 908 **Tax:** \$7600
Garage: 1 **Parking:** 2 **Pets:** Yes w/ Restrictions **Year Built:** 1922 **Fy:** 2014



Remarks: Rare to the Lexington market! Sparkling, updated 2 bedroom condo in highly desirable Liberty Heights in Lexington. Create your oasis in the freshly painted interior, with gleaming hardwood floors, newly applianced kitchen, and updated bath. Includes garage+1 parking, private yard area, screened porch, basement storage and laundry hookups in basement. Updates include new gas boiler, hot water heater and updated electric. Ideally located in Bowman elementary district, close to Wilson Farm, near shops and restaurants on Mass Ave, bus routes, convenience store, and conservation areas (Sutherland Woods and West Farm).



MLS #: 71887938 **Status:** SLD **DOM:** 7 **DTO:** 7 **Sale Price:** \$580,100 **List Price:** \$539,000
 22 Grafton Street U:22 **List \$/SqFt:** 293.89 **Sale Date:** 9/24/2015 **List Date:** 8/11/2015
 Arlington, MA:East Arlington 02474 **Sold \$/SqFt:** 316.3 **Off Mkt. Date:** 8/18/2015 **Orig. Price:** \$539,000
Style: Condo - 2/3 Family **Outdoor Space:** Yes - Common **Assoc.Fee:** \$0
Rooms: 8 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1834 **Tax:** \$5398.32
Garage: 0 **Parking:** 3 **Pets:** Yes w/ Restrictions **Year Built:** 1913 **Fy:** 2015



Remarks: Wonderful East Arlington location, 83 walk score - you don't need to drive anywhere if you don't want to! One can walk everywhere- to the movie theatre, Quebrada, Flora, Olivio's, only 15 min walk to the Alewife Train via the bike path and about 15 min to Arlington Center! Enjoy this 2 level spacious condo with 3 bedrooms (third BR does not have heat, only A/C), 1.5 baths, updated kitchen with island and new appliances, tastefully painted throughout, beautiful stained glass window, double stairways leading to third level, large living area with separate space for a music room, low maintenance yard, plenty of parking/storage and well maintained exterior. Great sunny family room perfect for kids or a home office. Additional finished room in the basement with laundry. Newer roof, new skylight, new rear deck flooring, updated 1/2 bath and central A/C. Six playgrounds within walking distance. Pet friendly association. OPEN HOUSES on SAT & SUN AUG 15/16th 11-12:30

MLS #: 71855465 **Status:** SLD **DOM:** 107 **DTO:** 89 **Sale Price:** \$490,000 **List Price:** \$499,000
 30 Baker Ave U:30 **List \$/SqFt:** 385.63 **Sale Date:** 10/28/2015 **List Date:** 6/11/2015
 Lexington, MA 02421 **Sold \$/SqFt:** 378.67 **Off Mkt. Date:** 9/26/2015 **Orig. Price:** \$559,000



Style: Condo - 2/3 Family
Rooms: 7 **Beds:** 3 **Baths:** 1f 0h **Outdoor Space:** Yes - Private **Assoc.Fee:** \$188
Garage: 1 **Parking:** 2 **Pets:** Yes w/ Restrictions **Living Area:** 1294 **Tax:** \$7600
Year Built: 1922 **Fy:** 2014
Remarks: TOP FLOOR - Now under \$500K! Sparkling, updated 3 bedroom 1 bath condo in delightful Liberty Heights in Lexington. Create your oasis in the freshly painted interior, with gleaming hardwood floors, newly appliances kitchen, and updated bath. Includes garage+1 parking, shared yard, front and back porches, basement storage and laundry hookups. Walk up to finished 3rd floor, bedroom / play room. Potential for additional room, including bath. Updates include new gas boiler, hot water heater and updated electric. Ideally located in Bowman elementary district, close to Wilson Farm, near shops and restaurants on Mass Ave, bus routes, convenience store, and conservation areas (Sutherland Woods and West Farm). Truly a gem in a much desired neighborhood, don't miss your chance to own this home! (Showing for backup until P&S is signed).



MLS #: 71901972 **Status:** SLD **DOM:** 14 **DTO:** 5 **Sale Price:** \$450,000 **List Price:** \$459,000
24 Salem Street U:24 **List \$/SqFt:** 320.98 **Sale Date:** 10/30/2015 **List Date:** 9/10/2015
Winchester, MA 01890 **Sold \$/SqFt:** 314.69 **Off Mkt. Date:** 9/24/2015 **Orig. Price:** \$459,000
Style: Condo - 2/3 Family **Outdoor Space:** Yes - Common **Assoc.Fee:** \$150
Rooms: 6 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1430 **Tax:** \$7152
Garage: 0 **Parking:** 2 **Pets:** -- **Year Built:** 1890 **Fy:** 2015
Remarks: Enjoy the quality of this updated, freshly painted 3-bedroom condo, on a desirable street in Winchester! It was gut renovated in 2007, with new roof and 3rd floor finished with master bedroom, bath, and office or nursery. The spacious eat-in kitchen features granite counter tops, stainless steel appliances, gas cooking, microwave, tile floor, and ample cabinet storage. Walk out to your sunny deck, ideal for relaxing or dining, with stairs leading to beautiful shared yard. There is additional storage in the basement, and two car parking off street. Close to restaurants, shopping, parks, yet on a quiet street .5 mile from Winchester Center and all it offers. Take advantage of the highly rated Winchester School System. Just move in and enjoy!



MLS #: 71922976 **Status:** SLD **DOM:** 19 **DTO:** 4 **Sale Price:** \$439,000 **List Price:** \$429,000
167 Gray St U:167 **List \$/SqFt:** 455.41 **Sale Date:** 12/11/2015 **List Date:** 10/22/2015
Arlington, MA 02476 **Sold \$/SqFt:** 466.03 **Off Mkt. Date:** 11/10/2015 **Orig. Price:** \$429,000
Style: Condo - 2/3 Family **Outdoor Space:** Yes - Common **Assoc.Fee:** \$200
Rooms: 5 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 942 **Tax:** \$4182
Garage: 1 **Parking:** 1 **Pets:** Yes **Year Built:** 1935 **Fy:** 2015
Remarks: Sunny renovated and convenient 2 bedroom condo in Brackett! Updated kitchen and bath, beautiful hardwoods, granite and stainless kitchen, and granite fireplaced living room. Dining room has convenient and charming built in cabinets and drawers. Sunny, open floor plan, replacement windows, plenty of storage, and 1 space in garage. Plus, off-street parking, and laundry in the unit! Close to Bike Path, Whole Foods, TJs, Blue Ribbon BBQ, restaurants, Robbins Farm and Menotomy Rocks Parks. Great commuter location (Rts. 2/3/95/93!) + bus to Alewife #79 and Harvard Sq #77.



MLS #: 71995845 **Status:** SLD **DOM:** 35 **DTO:** 25 **Sale Price:** \$861,000 **List Price:** \$859,000
10 Ashland St U:10 **List \$/SqFt:** 305.15 **Sale Date:** 6/28/2016 **List Date:** 4/28/2016
Arlington, MA:Arlington Heights 02476 **Sold \$/SqFt:** 305.86 **Off Mkt. Date:** 6/2/2016 **Orig. Price:** \$859,000
Style: Condo - Attached **Outdoor Space:** Yes - Private **Assoc.Fee:** \$175
Rooms: 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2815 **Tax:** \$9362
Garage: 2 **Parking:** 3 **Pets:** Yes **Year Built:** 2004 **Fy:** 2016
Remarks: Enjoy the look and feel of a single family Colonial, with benefits a condo. This home has it all. Built in 2004 with four bedrooms, 2.5 baths, updated granite/ss kitchen with gas cooking, open to vaulted living room with fireplace and built-in bookshelves, sliders to a private deck, spacious formal dining room, and connected two-car garage under. Three spacious bedrooms and a large bath with laundry hookup are on 2nd floor. Privacy is yours in the 3rd floor master bedroom suite with expansive "bonus room" currently used as a dressing room/closet. This pristine home offers the joys of a single family home, while sharing some costs with the other owner of this 2-owner condo association. A stone's throw from Arlington Heights shops, restaurants, gym, UPS, Minuteman Bike Path, recreation at the Res, and close to Route 2 for commuters. A TRULY unique opportunity, don't miss it!



MLS #: 71996681 **Status:** SLD **DOM:** 11 **DTO:** 4 **Sale Price:** \$932,000 **List Price:** \$799,900
17 Wyman Street U:17 **List \$/SqFt:** 295.49 **Sale Date:** 6/29/2016 **List Date:** 4/29/2016
Arlington, MA 02474 **Sold \$/SqFt:** 344.29 **Off Mkt. Date:** 5/10/2016 **Orig. Price:** \$799,900
Style: Condo - Townhouse **Outdoor Space:** Yes - Private **Assoc.Fee:** \$
Rooms: 7 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2707 **Tax:** \$8989.44
Garage: 0 **Parking:** 3 **Pets:** -- **Year Built:** 1895 **Fy:** 2016
Remarks: Picture Perfect! Move right in to this beautifully cared for Victorian townhouse, circa 1895. Located in a great neighborhood, this bright and spacious home boasts charm and character with modern amenities. Features include hardwood floors, high ceilings, built-in china cabinet, fireplaced living room and a thoughtfully designed kitchen with custom cabinetry, caesarstone countertops, island and stainless steel appliances and updated baths. Third floor fabulous master suite-bedroom with exposed brick, soaring ceiling and skylights and an updated master bath complete with soaking tub! Enjoy the private patio or walk to shops, theaters, eateries, the bike path or the bus.



MLS #: 71964472 **Status:** SLD **DOM:** 17 **DTO:** 17 **Sale Price:** \$500,815 **List Price:** \$500,815
 10 Abigail U:4008 **List \$/SqFt:** 381.72 **Sale Date:** 7/1/2016 **List Date:** 2/29/2016
 Reading, MA 01867 **Sold \$/SqFt:** 381.72 **Off Mkt. Date:** 3/17/2016 **Orig. Price:** \$490,815
Style: Condo - Low-Rise **Outdoor Space:** -- **Assoc.Fee:** \$281
Rooms: 5 **Beds:** 2 **Baths:** 2f 0h **Living Area:** 1312 **Tax:** \$0
Garage: 1 **Parking:** 2 **Pets:** Yes **Year Built:** 2016 **Fy:** 2015

Remarks: New Active Adult 55+ one level condos now under construction for summer finish! This 1310 sq' Dartmore style has it all, large eat-in kitchen with granite countertops, beautiful dining room with detailed woodwork open to large greatroom with sliding glass door, king sized master bedroom and elegant master bath featuring a soaking tub and stall shower, roomy 2nd bedroom and 2nd full bath with tub/shower combo, ample closet space and private balcony overlooking courtyard. Secure bulding with elevator to all floors, walking trails, clubhouse, playground, lovley landscaping yet close to all major routes. Don't miss out on these homes! Designer furnished models open 10-5 Tue-Sun & Mon by appt.



MLS #: 72008904 **Status:** SLD **DOM:** 29 **DTO:** 4 **Sale Price:** \$510,000 **List Price:** \$489,000
 9-11 Lisbeth St U:9 **List \$/SqFt:** 435.83 **Sale Date:** 8/15/2016 **List Date:** 5/19/2016
 Lexington, MA 02421 **Sold \$/SqFt:** 454.55 **Off Mkt. Date:** 6/17/2016 **Orig. Price:** \$489,000
Style: Condo - Townhouse **Outdoor Space:** Yes - Private **Assoc.Fee:** \$150
Rooms: 5 **Beds:** 2 **Baths:** 1f 1h **Living Area:** 1122 **Tax:** \$6687
Garage: 1 **Parking:** 2 **Pets:** Yes **Year Built:** 2013 **Fy:** 2016

Remarks: This condo packs a punch! Built NEW in 2013 with open floor plan, stunning kitchen, garage parking, laundry on 2nd floor with bedrooms and beautiful full bath, nice views, exclusive use of yard, with great walkability. This special home offers low maintenance living, nearby many conveniences. Lower condo fee than you find in a large condo complex. Charming area just steps from Liberty Heights Park, and close to public transportation, restaurants, shops and bike path. Just 10-15 minutes to Alewife MBTA. See if this efficient, private and cozy condo is for you!



MLS #: 72016163 **Status:** SLD **DOM:** 41 **DTO:** 36 **Sale Price:** \$669,000 **List Price:** \$679,000
 907 Main St U:2 **List \$/SqFt:** 248.9 **Sale Date:** 8/23/2016 **List Date:** 6/2/2016
 Winchester, MA 01890 **Sold \$/SqFt:** 245.23 **Off Mkt. Date:** 7/13/2016 **Orig. Price:** \$699,000
Style: Condo - Townhouse **Outdoor Space:** Yes - Private **Assoc.Fee:** \$250
Rooms: 6 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 2728 **Tax:** \$7409
Garage: 1 **Parking:** 2 **Pets:** Yes w/ Restrictions **Year Built:** 2005 **Fy:** 2016

Remarks: BOM due to buyer financing. Waterfield Commons 8-Unit luxury condo complex is located just moments away from shopping, and commuter rail in downtown Winchester. This freshly painted and spacious 3 bedrm 2.5 bathroom unit sparkles and is ready for its next owner. Finished on 3 levels with thoughtful conveniences like intercom, wireless thermostat for remote access, central vacuum. You will love the open floor plan, french doors to deck, central a/c, gourmet granite kitchen, large living room with gas fireplace, gleaming hardwood floors, master suite with walk in closet and granite bathroom, large third floor bedroom/playroom with high ceilings. Lower level has some finished area plus additional storage, a private outdoor space, and direct access to the garage. Convenient and spacious with parking for 2 cars and extra storage. Bus #134 stops nearby. Close proximity to Route 93, 95, 16 & 38. Make this wonderfully spacious condo your own!



MLS #: 72040332 **Status:** SLD **DOM:** 22 **DTO:** 13 **Sale Price:** \$349,000 **List Price:** \$349,000
 60 Rantoul Street U:706N **List \$/SqFt:** 265.2 **Sale Date:** 8/31/2016 **List Date:** 7/14/2016
 Beverly, MA 01915 **Sold \$/SqFt:** 265.2 **Off Mkt. Date:** 8/5/2016 **Orig. Price:** \$349,000
Style: Condo - Townhouse **Outdoor Space:** Yes - Common **Assoc.Fee:** \$398.55
Rooms: 5 **Beds:** 3 **Baths:** 3f 0h **Living Area:** 1316 **Tax:** \$3751.47
Garage: 0 **Parking:** 2 **Pets:** Yes w/ Restrictions **Year Built:** 1988 **Fy:** 2016

Remarks: Fantastic Penthouse Condo with private roof top deck with magnificent views out to Beverly Harbor and beyond. A versatile corner unit, this 3BR/3BA Townhouse features wood floors, a slider to tiled deck overlooking the courtyard, renovated kitchen with granite counters and high end appliances, high end washer and dryer, 2 en suite bedrooms, and an upper level master suite with cathedral ceiling and private rooftop deck. Located in the professionally managed Gateway Condo complex that features an outdoor swimming pool and pool house, gym, and community room, this Condo comes with 2 assigned parking spaces and is only steps to the commuter rail to Boston, area beaches, parks, shops, and restaurants. Move to the North Shore! Beautiful Beverly by the Sea!

Condominium Listings: 17 **Avg. Liv.Area SqFt:** 1,578.12 **Avg. List\$:** \$522,213 **Avg. List\$/SqFt:** \$348 **Avg. DOM:** 26.65 **Avg. DTO:** 17.76
Avg. Sale\$: \$540,819 **Avg. Sale\$/SqFt:** \$359

Multi-Family Listings

MLS #: 71796824 **Status:** SLD **DOM:** 6 **DTO:** 6 **Sale Price:** \$601,000 **List Price:** \$530,000



19-21 Fiske St.
Waltham, MA 02451
Style: 2 Family - 2 Units Up/Down
Units: 2
Acres: 0.18 (7768 sq.ft.)

List \$/SqFt: 145.56 **Sale Date:** 6/15/2015 **List Date:** 3/3/2015
Sold \$/SqFt: 165.06 **Off Mkt. Date:** 3/9/2015 **Orig. Price:** \$530,000
Rooms: 8 / 6 / / / **Garage:** 2 **Parking:** 6
Beds: 4 / 3 / / / **Living Area:** 3641 **Tax:** \$4814
Baths: 2 / 1 / / / **Year Built:** 1901 **Fy:** 2015

Remarks: This traditional 2-family home with expanded 2nd floor unit is conveniently located within walking distance of bus and commuter rail, shops, houses of worship, library, post office, universities and restaurants. The home features a slate roof, large sun-splashed rooms and lots of off-street parking. Both units feature eat-in kitchens and separate pantry. The upper unit includes a finished 3rd floor with 2 rooms and a private bath that can be used as a beautiful master suite or private office. This roomy home has a tenant in the first floor. The first floor layout has been modified with 2 of the rooms used by the upper unit and is currently rented as a 1 bedroom apartment. It can easily be returned to its original configuration. Owners are replacing knob and tube wiring and in process of refinishing the floors and replastering where necessary. This home is awaiting your personal cosmetic touches. Property taxes shown reflect residential exemption.



MLS #: 71855829 **Status:** SLD
46-48 Benjamin Rd
Belmont, MA 02478
Style: 2 Family
Units: 2
Acres: 0.09 (3825 sq.ft.)

DOM: 5 **DTO:** 5 **Sale Price:** \$950,000 **List Price:** \$899,000
List \$/SqFt: 314.34 **Sale Date:** 8/14/2015 **List Date:** 6/11/2015
Sold \$/SqFt: 332.17 **Off Mkt. Date:** 6/16/2015 **Orig. Price:** \$899,000
Rooms: 5 / 8 / / / **Garage:** 0 **Parking:** 4
Beds: 2 / 4 / / / **Living Area:** 2860 **Tax:** \$7985
Baths: 1 / 2 / / / **Year Built:** 1924 **Fy:** 2015

Remarks: Spacious, updated two-family offers an abundance of charm with hardwood floors, natural woodwork, crown molding, and wainscoting! Both units feature fireplaced living room, formal dining room with built-in China cabinet, granite kitchen with stainless steel appliances, 2 bedrooms, newer tile bath, and front and back porches. Top unit on 2 levels with 2 additional bedrooms, office and 2nd full bath. Newly painted exterior, newer roof, updated mechanical systems, replacement windows, walk-out divided basement with 2 sets of washer/dryer hookups, rear concrete patio, and partially fenced yard. Conveniently located near Town Field. Walk to shops, park, bus and commuter rail. First floor is tenant at will. 2nd floor lease terminates end of July.



MLS #: 71970089 **Status:** SLD
27-29 Menotomy Rd
Arlington, MA:Brattle Station 02476
Style: 2 Family - 2 Units Up/Down
Units: 2
Acres: 0.14 (5962 sq.ft.)

DOM: 12 **DTO:** 4 **Sale Price:** \$930,000 **List Price:** \$789,000
List \$/SqFt: 333.76 **Sale Date:** 5/4/2016 **List Date:** 3/10/2016
Sold \$/SqFt: 393.4 **Off Mkt. Date:** 3/22/2016 **Orig. Price:** \$789,000
Rooms: 5 / 8 / / / **Garage:** 2 **Parking:** 4
Beds: 2 / 5 / / / **Living Area:** 2364 **Tax:** \$8020
Baths: 1 / 2 / / / **Year Built:** 1925 **Fy:** 2016

Remarks: Hello Multi-Family Buyers! Solid and spacious two family property with 13 rooms, two car garage and fenced yard, between Arlington Center and the Heights. Lower unit has traditional layout with hardwood floors, built-in dining room cabinets, pantry with storage, recent updates to kitchen and bath, open front and back porches, and in-unit laundry hookup. Upper unit is similar, and walks up to finished 3rd floor, with 3 additional bedrooms, a bathroom with shower and skylight. Plenty of basement storage. Heirloom lilac bushes, wisteria, and perennials in front & back yards. Interior photos are of first floor. Can be sold vacant, or with existing tenants on upper level (current rent \$2,750/mo). Ideally located near 77 bus to Cambridge, the Minuteman Bike Path, Brackett School, Cutter School Playground & Skyline Park. OH Sat/Sun March 12+13, 12-2pm. Offers if any, due Monday by 2pm.



MLS #: 72019825 **Status:** SLD
35-37 Pondview Rd
Arlington, MA 02474
Style: 2 Family
Units: 2
Acres: 0.13 (5574 sq.ft.)

DOM: 5 **DTO:** 5 **Sale Price:** \$975,000 **List Price:** \$879,000
List \$/SqFt: 343.76 **Sale Date:** 8/2/2016 **List Date:** 6/8/2016
Sold \$/SqFt: 381.31 **Off Mkt. Date:** 6/13/2016 **Orig. Price:** \$879,000
Rooms: 6 / 7 / / / **Garage:** 2 **Parking:** 4
Beds: 2 / 3 / / / **Living Area:** 2557 **Tax:** \$9440
Baths: 1 / 1 / / / **Year Built:** 1924 **Fy:** 2016

Remarks: This is an extraordinary two family home that has been beautifully maintained and kept in meticulous condition! Step into the spacious first floor apartment and notice how bright and cheery it is! There is beautiful natural wood work, gleaming hardwood floors, built-in hutch in the dining room, a faux fireplace is located in the living room and there is an office/den adjacent to the living room and there are 2 bedrooms. The owner has occupied the second floor unit and it reflects true pride of ownership and is very special! It features beautiful hardwood floors, natural woodwork and a renovated kitchen that has direct access to an over sized rear deck with spectacular views of Spy Pond. The master bedroom has French doors that also access the deck. There are two additional bedrooms and a newly renovated bathroom. There is central air conditioning and many other exceptional features and updates. There is a private yard and a two car garage and driveway. This is the one you've wanted!!

Multi-Family Listings: 4 **Avg. Liv.Area SqFt:** 2,855.50 **Avg. List\$:** \$774,250 **Avg. List\$/SqFt:** \$284 **Avg. DOM:** 7.00 **Avg. DTO:** 5.00

Avg. Sale\$: \$864,000 **Avg. Sale\$/SqFt:** \$318

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