



MLS # 71588547 - Sold
Condo - Townhouse

Newton, MA : Auburndale 02466
Middlesex County
Unit Placement: **End**
Unit Level: **1**
Grade School: **Williams**
Middle School: **Brown**
High School: **Newton South**
Outdoor Space Avail: **Yes - Private**
Handicap Access/Features:

List Price: **\$739,000**
Sale Price: **\$750,000**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **2**

Remarks

Come see this lovely townhouse in charming Auburndale. The kitchen opens to a family room and dining room. The second floor includes three bedrooms and a loft area with a fireplace. A picturesque exterior includes plantings and a deck. The unit has a very spacious feel and is in move-in condition. An easy walk to area amenities and access to highways.

Property Information

Approx. Living Area: **2058 sq. ft. (\$364.43/sq. ft.)** Approx. Acres: **0.42 (18452 sq. ft.)** Garage Spaces: **2 Attached**
Living Area Includes: Heat Zones: **2 Central Heat, Forced Air, Gas** Parking Spaces: **2 Off-Street**
Living Area Source: **Field Card** Cool Zones: **2 Central Air** Levels in Unit: **2**
Living Area Disclosures: **Does not include playroom in basement.**
Disclosures: **No regular condo fee collected. Owners pay expenses as needed.**

Complex & Association Information

Complex Name: Units in Complex: **3 Complete: Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$0** Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17x12	Flooring - Wood, Window(s) - Bay/Bow/Box, French Doors
Dining Room:	1	13x12	Flooring - Wood, Wainscoting
Family Room:	1	17x14	Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wood, Exterior Access, Recessed Lighting, Slider
Kitchen:	1	14x12	Flooring - Wood, Pantry, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Recessed Lighting
Master Bedroom:	2	15x14	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	16x13	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	14x12	Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub, Skylight, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Washer Hookup
Loft:	2	16x11	Fireplace, Flooring - Wood, Wainscoting
Play Room:	B	28x25	--

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, Highway Access, Public School, T-Station, University**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Vent Hood**
Basement: **Yes, Full, Partially Finished, Interior Access, Radon Remediation System**
Beach: **No**
Construction: **Frame**
Electric Features: **110 Volts, 220 Volts, Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Clapboard, Shingles**
Exterior Features: **Porch, Deck, Garden Area, Screens, Gutters**
Flooring: **Wood, Tile, Wall to Wall Carpet**
Hot Water: **Natural Gas, Tankless**
Insulation Features: **Full**
Interior Features: **Central Vacuum, Security System, Cable Available, French Doors**
Management: **Owner Association**
Pets Allowed: **Yes**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water, Individual Meter**
Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**
Water View: **No, --**

Other Property Info

Elevator: **No**
Disclosure Declaration: **Yes**
Exclusions:
Facing Direction: **West**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1999/**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round: **Yes**
Short Sale
w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$619,600**
Tax: **\$7190** Tax Year: **2013**
Book: **057154** Page: **0125**
Cert:
Zoning Code: **MR1**
Map: **41** Block: **8** Lot: **1A**