

BRACKET COLONIAL NEAR MENOTOMY!

PRESENTED BY DAVE LEDWIG

RF/MAX° LEADING EDGE





OFFERED AT \$600,000

Brackett colonial with 3 bedrooms in perfect location on side street. Rare availability in this prime neighborhood. Close to Menotomy Rocks Park and a few blocks to Mass Ave shops, Arlington High School and transportation to Alewife! Spacious back yard with nice shed. Freshen up some or renovate/add on to your liking before the new school year. Exterior is aluminum that can be painted. Gas stove and natural gas at the house.





2 BATHROOMS



1,166 SQUARE FEET

GENERAL INFO

Style	Colonia
Year Built	1919
Rooms	6
Bedrooms	3
Baths	2
Living Area	1,166

STRUCTURE

Basement	Yes
Exterior	Aluminum
Roof	Asphalt/
	Fiberglass
	Shingles
Floors	Hardwood
Parking	2 Off-Street,
	Paved Driveway
Electric	100 Amps

DIMENSIONS

Living Room	15X12
Dining Room	12X7
Kitchen	12X11
Master Bedroom	14X12
Bedroom #2	12X11
Bedroom #3	9X8
Bath #1	
Bath #2	
Sun Room	11X7
Foyer	9X5

SYSTEMS

Heating	Steam,
	Oil
Hot Water	Tankless
Water	City
Sewer	City

LEGAL

Assessment	\$558,600
2018 Taxes	\$6,776
Zoning	Residential
Book/Page	64640/547

DISCLOSURES

May have some knob & tube wiring. Treated for termites in its past, minor evidence near basement stairs. Exterior is aluminum that can be painted. Roof is approx. 10 years old.

AREA AMENITIES

Public Transportation, Shopping, Park, Walk/Jog Trails, Bike Path, Public School





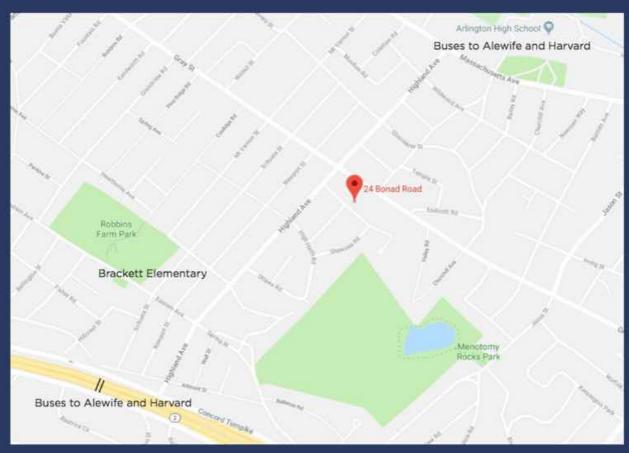














LISTED BY Dave Ledwig

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