



24 BONAD ROAD
ARLINGTON, MASSACHUSETTS 02476

BRACKET COLONIAL NEAR MENOTOMY!

PRESENTED BY DAVE LEDWIG

RE/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.



3 BEDROOMS



2 BATHROOMS



1,166 SQUARE FEET

GENERAL INFO

Style.....	Colonial
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

14+ Years Award Winning Realtor

Great-grandson of the 1st licensed MA real estate broker

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