

**Amy Butterworth and Tim R. Deihl, CBR & Realtors**  
**ResCo Companies**  
**Gibson Sotheby's International Realty**  
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**44 Puritan Rd - Unit 1**  
**Somerville, MA 02145**  
**Condo**

MLS #: **72704425** Status: **New**  
 List Price: **\$795,000**  
 List Date: **8/5/2020**  
 Area: **Ten Hills** Off Market Date:  
 List\$/Sq. Ft.: **\$514.56**  
 Days on Market (Total): **0** Days on Market (Office): **0**

**Property Features**

Rooms: **10** Style: **Duplex**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **2f 1h** Unit Level: **1**  
 Master Bath: **Yes** Placement: **Street**  
 Fireplaces: **0** Approx. Living Area: **1,545 Sq. Ft.**  
 Year Built: **1900** Outdoor Space Avail: **Yes - Common**  
 # Units: **2** Garage: **0**  
 Elevator: Parking: **1 Off-Street, Tandem, On Street Permit**

Handicap Access/Features:  
 Association: **Yes** Fee: **\$114**  
 Fee Includes: **Master Insurance**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	-	-
Dining Room:	<b>1</b>	-	-
Family Room:	<b>B</b>	-	-
Kitchen:	<b>1</b>	-	-
Master Bedroom:	<b>1</b>	-	-
Bedroom 2:	<b>1</b>	-	-
Bath 1:	<b>1</b>	-	-
Bath 2:	<b>1</b>	-	-
Bath 3:	<b>B</b>	<b>Bathroom - Half</b>	-
Laundry:	<b>B</b>	-	-
Home Office:	<b>1</b>	-	-

**Features & Other Information**

Appliances: **Wall Oven, Dishwasher, Microwave, Countertop Range, Freezer**  
 Basement: **Yes Full, Finished, Interior Access**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Deck, Patio**  
 Facing Direction:  
 Heating: **Central Heat, Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **approximate**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**Absolutely GORGEOUS 2017 gut renovation available in Somerville's highly sought after Ten Hills neighborhood. This beautiful home features 2 spacious bedrooms plus a small third bedroom or home office and 2 1/2 baths. Enjoy over 1500 square feet of living space on two levels. Walk into your stunning, like new kitchen with granite countertops, high end appliances, and large island. Modern layout, open to a dedicated dining area and living room. First floor also offers large Master Bedroom with en suite full bath, and 2nd bedroom with walk in closet and another full bath. Lower level boasts bonus room as well as 1/2 bath with laundry. Central a/c and oversized common deck. Driveway parking for one car (tandem) and ample street parking available. Pet friendly association. Perfect location for commuting into the city! Enjoy being steps away from coveted Assembly Row, the park/jog trails and Mystic River path, MBTA's Orange line, and convenient highway access.**

**Tax Information**

**2020 Taxes: \$3,200** Assessment: **\$646,900** Cert: Zoning Code: **res**  
 Pin #: Map: Block: Lot: Book: **9999** Page: **9999**

**Listing Information**

Directions: **Ten Hills Rd to Puritan Rd**  
 Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No** Original Price: **\$795,000**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered** Sub-Agent Comp: **Not Offered**  
 Showing: Buyer-Agent: **Call List Agent, Appointment Required,** Buyer Agent Comp: **2.5**  
 Showing: Facilitator: **Call List Agent, Appointment Required,** Facilitator Comp: **1**  
 Special Showing Instructions: **Call, email listing agents for private showings** Compensation Based On: **Gross/Full Sale Price**  
 Disclosures: **Approx, 400 sq feet of finished basement included in the living area- consists of bonus room and 1/2 bath with laundry**  
 Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800 Listing Agent: **ResCo Team (617) 817-1813**  
 Team Member(s): **Jamie Freedman** (617) 903-8145; **Lauren Miller** (617) 939-5519