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ResCo Companies
Gibson Sotheby's International Realty
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Exterior - Front

MLS # 72742333 - New
Single Family - Detached

19 Fern Street
Newton, MA: Auburndale, 02466
Middlesex County
Style: **Other (See Remarks)**
Color: **Light Blue**
Grade School:
Middle School:
High School:
Handicap Access/Features:
Directions: **Central St or Hancock St to Fern.**

List Price: **\$835,000**
Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **1f 1h**
Master Bath: **No**
Fireplaces: **1**

Remarks

Truly a special home, this Newton single family offers a peaceful, private setting on newly fenced in 10,000+sf lot. 19 Fern Street has been meticulously cared for, with numerous updates in recent years, including renovated bathrooms, updated kitchen, new landscaping, and more! First floor offers wonderful flow and layout, with dining room incl. original china cabinet, living room with fireplace, plus a new mudroom! Top floor has 3 full, sunny bedrooms and tastefully renovated bathroom. Out front you can sit in your rocking chairs on the newly refurbished covered porch, or enjoy the more private setting on your rear deck. Incredibly convenient location with easy access to Auburndale commuter rail & Riverside Green Line, and for drivers super easy to jump on Int 95 and 90! Don't miss out on this exceptional opportunity!

Property Information

Approx. Living Area: **1,269 Sq. Ft.**
Living Area Includes:
Living Area Source: **Measured**
Living Area Disclosures: **Living area from measured architectural floor plans. Public Record shows 1054sf.**
Disclosures: **Ask agent about driveway and sewer easements.**

Approx. Acres: **0.23 (10,160 Sq. Ft.)**
Heat Zones: **Forced Air, Gas**
Cool Zones: **None**

Garage Spaces: **0**
Parking Spaces: **2 Off-Street**
Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	22X12	Fireplace, Flooring - Hardwood
Dining Room:	1	12X12	Flooring - Hardwood
Kitchen:	1	10X12	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Exterior Access, Recessed Lighting, Gas Stove
Master Bedroom:	2	15X13	Closet, Flooring - Hardwood
Bedroom 2:	2	11X14	Closet, Flooring - Hardwood
Bedroom 3:	2	11X11	Closet, Flooring - Hardwood
Bath 1:	1	6X5	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B		-

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Highway Access, Private School, Public School, T-Station, University, Other (See Remarks)**
Basement: **Yes Full**
Beach: **No**
Exterior: **Vinyl**
Exterior Features: **Porch, Deck, Fenced Yard**
Flooring: **Tile, Hardwood**
Foundation Size:
Foundation Description: **Other (See Remarks)**
Hot Water: **Natural Gas**
Lot Description: **Paved Drive, Shared Drive, Fenced/Enclosed**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built: **1921** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **43024 0006**
Assessed: **\$712,700**
Tax: **\$7,400** Tax Year: **2020**
Book: **67365** Page: **52**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800
Listing Agent: **ResCo Team (617) 817-1813**
Team Member(s): **Timothy Deihl (617) 817-1813**
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Appointment Required**
Showing: Facilitator: **Accompanied Showings**
Special Showing Instructions: **Email Tim.Deihl@GibsonSIR.com with all questions or showing requests. Masks required.**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Market Information

Listing Date: **10/13/2020**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date:
Original Price: **\$835,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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