



**MLS # 71792733 - Active
Single Family - Detached**

30 Conwell Ave
Somerville, MA 02144
Middlesex County

Style: Victorian, Other (See Remarks)

Color:

Grade School:

Middle School:

High School:

Handicap Access/Features:

Directions: Powderhouse Circle to Powderhouse Blvd towards Arlington, take right onto Curtis St then to Conwell

List Price: \$1,498,900

Total Rooms: 8

Bedrooms: 4

Bathrooms: 4f 0h

Master Bath: Yes

Fireplaces: 1

Remarks

LESS THAN A MILE TO DAVIS SQ. Imagine a COMPLETELY RENOVATED MANSARD VICTORIAN SINGLE FAMILY with A PRISTINE LARGE YARD and over 3100 sq ft of living area! In a word RARE! Yard is sodded with in ground sprinkler system. Discover this IMPECCABLE incredibly difficult to find LUXURIOUS 4 BEDROOM, 4 BATH, 2 FIREPLACE, 3 CAR GARAGE. This fine builder of luxury homes will spoil you with such great features as beamed tray ceilings, a library and full lower family room complete with wet bar and mini fridge. If you love to cook, you'll love your upgraded Jennair Six Burner Professional Quality Gas Stove and breakfast island. THEN, THE MASTER BEDROOM YOU WILL NEVER LEAVE...corner raised hearth gas fireplace, his and her walk in closets AND an additional SHOE CLOSET along with a befitting oversized master bath including separate bath and shower. Stained hardwood oak floors. Library has beamed ceilings and built ins. THE ABSOLUTE BEST SOMERVILLE HAS TO OFFER IN NEW LUXURY SINGLE FAMILY LIVING!

Property Information

Approx. Living Area: 3183 sq. ft.

Living Area Includes: Finished Basement

Living Area Source: Measured

Living Area Disclosures: SQ FT IS MEASURED BUT CONSIDERED APPROXIMATE ONLY... INCLUDES LOWER LEVEL HOME THEATRE ROOM.

Disclosures: MEASURED SQ FT IS APPROXIMATE ONLY...ADJUSTMENTS WILL NOT BE MADE FOR DISCREPANCIES IN SQ FT. DUE TO WEATHER, AN ESCROW WILL BE ESTABLISHED FOR LANDSCAPING REGARDING SEEDING ETC WHEN THE WEATHER IMPROVES. DRIVEWAY AND NEW GARAGE DOORS HAVE BEEN COMPLETED. ASSESSMENT AND TAXES ARE PRE RENOVATION.

Approx. Acres: 0.16 (7100 sq. ft.)

Heat Zones: Forced Air, Gas

Cool Zones: Central Air

Garage Spaces: 3 --

Parking Spaces: 3 Off-Street, Improved Driveway, Paved Driveway

Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18x13	--
Dining Room:	1	17x15	--
Family Room:	B	21x19	--
Kitchen:	1	16x15	--
Master Bedroom:	2	22x13	--
Bedroom 2:	1	17x15	--
Bedroom 3:	2	14x13	--
Bedroom 4:	2	13x13	--
Bath 1:	1	--	--
Bath 2:	2	--	--
Bath 3:	2	--	--
Laundry:	2	--	--
Library:	1	17x13	--
Media Room:	B	20x15	--

Features

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator

Area Amenities: Public Transportation, Shopping, Tennis Court, Walk/Jog Trails, Bike Path, Highway Access, Private School, Public School, T-Station, University

Basement: Yes

Beach: No

Construction: Frame

Electric: 220 Volts, Circuit Breakers

Energy Features: Insulated Windows

Exterior: Shingles

Exterior Features: Patio

Flooring: Wood

Foundation Size:

Foundation Description: Fieldstone

Hot Water: Natural Gas

Interior Features: Cable Available

Lot Description: Paved Drive

Road Type: Public

Roof Material: Asphalt/Fiberglass Shingles

Sewer Utilities: City/Town Sewer

Utility Connections: for Gas Range

Water Utilities: City/Town Water

Waterfront: No

Water View: No , --

Other Property Info

Disclosure Declaration: No

Exclusions:

Green Certified: No

Home Own Assn:

Lead Paint: Unknown

UFFI: Warranty Features:

Year Built: 1910 Source: Public Record

Year Built Description: Approximate

Year Round:

Short Sale w/Lndr.App.Req: No

Lender Owned: No

Tax Information

Pin #:

Assessed: \$683,600

Tax: \$8620.2 Tax Year: 2014

Book: 63505 Page: 301

Cert:

Zoning Code: RSDNTL

Map: Block: Lot:

Firm Remarks

TOTALLY RENOVATED MANSARD WAS CONVERTED FROM A TWO FAMILY AT PURCHASE, BACK TO ITS ORIGINAL SINGLE FAMILY DESIGN.

Market Information

Listing Date: 2/16/2015

Days on Market: Property has been on the market for a total of 124 day(s)

Expiration Date:

Original Price: \$1,499,900

Off Market Date:

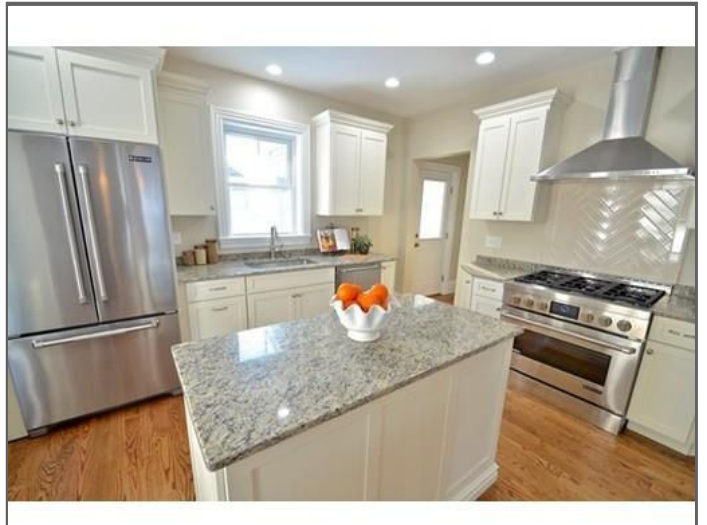
Sale Date:

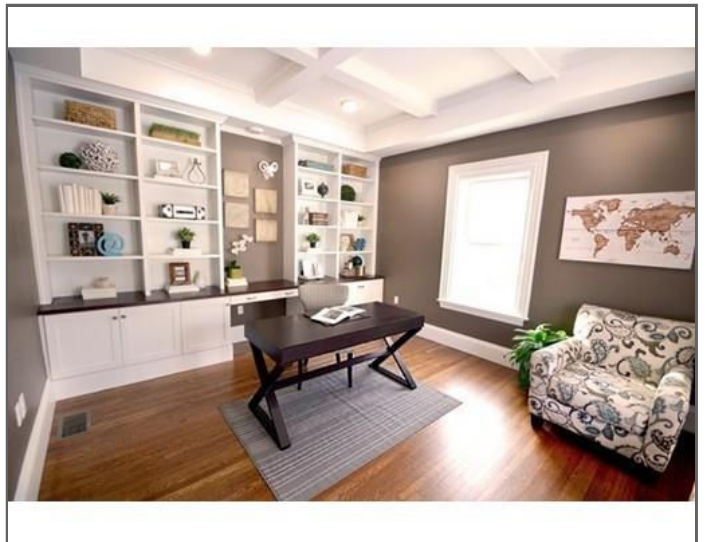
Listing Market Time: MLS# has been on for 124 day(s)

Office Market Time: Office has listed this property for 124 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:











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