



**MLS # 71770630 - Active
Single Family - Detached**

19 SNOW CIRCLE List Price: **\$699,900**
Waltham, MA 02451-1313
Middlesex County
 Style: **Colonial** Total Rooms: **8**
 Color: **LightGreen** Bedrooms: **4**
 Grade School: **MacArthur** Bathrooms: **2f 1h**
 Middle School: **Kennedy** Master Bath: **Yes**
 High School: **Waltham** Fireplaces: **1**
 Handicap Access/Features: **No**
 Directions: **Rt. 128 to Trapelo Rd 1st right onto Smith St. 1st right onto Snow Circle.**

Remarks

A RARE OPPORTUNITY TO OWN AN IMPECCABLE, WELL MAINTAINED COLONIAL ON A PRESTIGIOUS CUL-DE-SAC. Spacious living with easy access to main routes on this manicured, professionally landscaped, nearly 1/2-acre lot. Join a neighborhood of high-end homes in the MacArthur school district. New furnace and water heater. Extremely functional and modern floor plan. Young construction. Master Bedroom suite. Pull-down attic entry. Huge kitchen with center island, breakfast nook and sliders to private rear deck and patio. Licensed Appraisal Certified. The finest quality living anywhere in Waltham.

Property Information

Approx. Living Area: **2280 sq. ft.** Approx. Acres: **0.45 (19509 sq. ft.)** Garage Spaces: **2 Under, Garage Door Opener**
 Living Area Includes: Heat Zones: **2 Forced Air, Gas** Parking Spaces: **8 Off-Street, Paved Driveway**
 Living Area Source: **Public Record** Cool Zones: **2 Central Air** Approx. Street Frontage:
 Living Area Disclosures:

Disclosures: **All measurements are approximate. All details and descriptions may require buyer verification and may have been derived from unconfirmed sources. Residential Tax Exemption of \$79,963 off Assessment exists for 2015.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14x13	Fireplace, Flooring - Hardwood, Main Level, Cable Hookup
Dining Room:	1	13x10	Flooring - Hardwood, Main Level, Chair Rail, Wainscoting
Family Room:	1	16x13	Flooring - Hardwood, Main Level
Kitchen:	1	26x14	Flooring - Hardwood, Dining Area, Pantry, Breakfast Bar / Nook, Cable Hookup, Chair Rail, Deck - Exterior, Recessed Lighting, Slider
Master Bedroom:	2	14x16	Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup, High Speed Internet Hookup
Bedroom 2:	2	15x10	Ceiling Fan(s), Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 3:	2	13x10	Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 4:	2	14x14	Flooring - Wall to Wall Carpet, Cable Hookup
Bath 1:	2	12x7	Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting
Bath 2:	2	8x7	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Recessed Lighting
Bath 3:	1	6x5	Flooring - Stone/Ceramic Tile
Laundry:	2	5x3	Flooring - Hardwood

Features

Appliances: **Range, Dishwasher, Disposal, Compactor, Microwave, Refrigerator, Washer, Dryer, Vacuum System**
 Area Amenities: **Public Transportation, Shopping, Park, Highway Access, House of Worship, Public School, University**
 Basement: **Yes Full, Interior Access, Garage Access, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **110 Volts, 220 Volts, Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows, Insulated Doors, Storm Doors**
 Exterior: **Clapboard**
 Exterior Features: **Deck - Wood, Patio, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Screens**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions: **All Personal Property, furniture, etc.**
 Facing Direction: **Southwest**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features: **No**
 Year Built: **1997** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr.App.Reg: **No**

Flooring: **Tile, Wall to Wall Carpet, Hardwood**
 Foundation Size: **38x30**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas, Tank**
 Insulation: **Full, Fiberglass**
 Interior Features: **Central Vacuum, Security System, Cable Available, Other (See Remarks)**
 Lot Description: **Paved Drive, Cleared, Gentle Slope**
 Road Type: **Private, Paved, Publicly Maint., Dead End, Sidewalk**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Sewage District: **MWRA**
 Terms: **Contract for Deed**
 Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup, Icemaker Connection**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No, --**

Lender Owned: **No**

Tax Information

Pin #: **R006 006 0006**
 Assessed: **\$542,300**
 Tax: **\$6070.48** Tax Year: **2015**
 Book: **27630** Page: **150**
 Cert:
 Zoning Code: **Res. A2***
 Map: **R006** Block: **006** Lot: **0006**

Office/Agent Information

Office: MLSPincolnWestonRealty (781) 235-7727
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