



MLS # 71468235 - Active
Single Family - Detached

55 Avondale Road
Newton, MA 02459
Middlesex County
Style: Colonial, Contemporary
Color: Natural
Grade School: Ward
Middle School: Bigelow
High School: Newton North
Handicap Access/Features:
Directions: Directly off Ward St. or Commonwealth West Bound off Carriage Lane just West of Grant Ave.

List Price: \$2,195,000

Total Rooms: 11
Bedrooms: 5
Bathrooms: 5f 1h
Master Bath: Yes
Fireplaces: 1

Remarks

Truly Unique Property. Stately, Stone, Brick & Stucco, An Extremely Strong & Secure Presence. Sensational Layout, Spacious yet Intimate. Fabulous Chef's kitchen, Viking and SubZero. Intelligent Home you can Sync and Control with your Smart Phone. Wired throughout for Sound, Security and Comfort. Gorgeous Spa Baths. The Perfect Amount of Private Outdoor Space. Spectacular Location close to Houses of Worship, Newton Centre, Trolley, Ward School. Crystal Lake. Extraordinary Detail & Craftsmanship

Property Information

Approx. Living Area: **5040 sq. ft.** Approx. Acres: **0.21 (8956 sq. ft.)** Garage Spaces: **2 Detached, Garage Door Opener, Storage, Work Area, Side Entry, Insulated**
Living Area Includes: **Finished Basement** Heat Zones: **5 Central Heat, Forced Air, Gas** Parking Spaces: **4 Paved Driveway**
Living Area Source: **Other** Cool Zones: **5 Central Air, 2 Units** Approx. Street Frontage:
Living Area Disclosures: **Includes unfinished private studio area over garage**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box, French Doors, Cable Hookup, Chair Rail, Recessed Lighting, Wainscoting
Dining Room:	1		Ceiling - Coffered, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Chair Rail, Wainscoting
Family Room:	1		Bathroom - Half, Fireplace, Flooring - Hardwood, Cable Hookup, High Speed Internet Hookup, Recessed Lighting, Wainscoting
Kitchen:	1		Flooring - Marble, Window(s) - Bay/Bow/Box, Dining Area, Balcony / Deck, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Cabinets - Upgraded, High Speed Internet Hookup, Recessed Lighting, Second Dishwasher, Slider, Stainless Steel Appliances, Wainscoting, Wine Chiller
Master Bedroom:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling - Coffered, Closet - Walk-in, Flooring - Hardwood, Balcony - Exterior, Deck - Exterior, High Speed Internet Hookup, Recessed Lighting
Bedroom 2:	2		Bathroom - Full, Closet, High Speed Internet Hookup
Bedroom 3:	2		Bathroom - Full, Flooring - Hardwood, Cable Hookup, High Speed Internet Hookup, Recessed Lighting
Bedroom 4:	3		Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling - Cathedral, Closet - Linen, Closet, Flooring - Hardwood, Cable Hookup, High Speed Internet Hookup, Recessed Lighting
Bedroom 5:	B		Bathroom - Full, Closet - Linen, Closet - Walk-in, Cable Hookup, High Speed Internet Hookup, Steam / Sauna
Bath 1:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Marble, Balcony - Exterior, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Recessed Lighting
Bath 2:	2		Bathroom - Full, Bathroom - With Tub, Flooring - Marble, Window(s) - Bay/Bow/Box, Countertops - Stone/Granite/Solid, Recessed Lighting
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Ceiling - Cathedral, Closet, Flooring - Marble, Countertops - Stone/Granite/Solid, Recessed Lighting
Laundry:	3		Dryer Hookup - Electric, Washer Hookup
Library:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Balcony - Exterior, Cable Hookup, High Speed Internet Hookup, Recessed Lighting
Bathroom:	B		Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Marble, Countertops - Stone/Granite/Solid, Steam / Sauna
Game Room:	B		Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup, High Speed Internet Hookup
Media Room:	B		Flooring - Wall to Wall Carpet, Cable Hookup, High Speed Internet Hookup, Recessed Lighting
Office:	1		Flooring - Hardwood, French Doors, Wainscoting
Bathroom:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower

Features

Appliances: **Microwave, Freezer, Refrigerator - ENERGY STAR, Refrigerator - Wine Storage, Dishwasher - ENERGY STAR, Vent Hood, Range - ENERGY STAR, Oven - ENERGY STAR**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Highway Access, House of Worship, Private School, Public School, T-Station, University, Other (See Remarks)**
Basement: **Yes Full, Finished, Interior Access, Sump Pump**
Beach: **Yes Lake/Pond**
Beach - Miles to: **3/10 to 1/2 Mile**
Construction: **Frame**
Electric: **200 Amps, Other (See Remarks)**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Brick, Stone, Stucco**
Exterior Features: **Deck - Composite, Patio - Enclosed, Balcony, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens, Fenced Yard**
Flooring: **Tile, Wall to Wall Carpet, Marble, Hardwood, Stone / Slate**
Foundation Size: **1,340**
Foundation Description: **Poured Concrete, Irregular**
Hot Water: **Natural Gas**
Insulation: **Full, Foam**
Interior Features: **Cable Available, Sauna/Steam/Hot Tub, Intercom, Finish - Cement Plaster, French Doors**
Lot Description: **Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, for Gas Dryer, for Electric Dryer, Washer Hookup, Icemaker Connection**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Disclosures: **taxes based on pre-existing house, steam shower not currently connected, Seller is licensed Broker**
Exclusions:
Facing Direction: **East**
Home Own Assn: **No**
Lead Paint: **None**
UFFI: **Warranty Features:**
Year Built: **2012** Source: **Builder**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$7964.21** Tax Year: **2012**
Book: **6384** Page: **463**
Cert:
Zoning Code: **SR2**
Map: Block: Lot: