

MLS # 71721127 - New
Single Family - Detached



62 BOWDOIN AVE.
Waltham, MA : Lakeview 02451-3115
Middlesex County
Style: **Colonial**
Color: **Yellow**
Grade School: **MacArthur**
Middle School: **Kennedy**
High School: **Waltham**
Handicap Access/Features: **No**
Neighborhood/Sub-Division: **Hardy Pond**
Directions: **Route 128 to Trapelo Road to Lincoln to Lake to Bowdoin Ave.**

List Price: **\$528,900**

Total Rooms: **8**
Bedrooms: **4**
Bathrooms: **3f 0h**
Master Bath: **Yes**
Fireplaces: **0**

Remarks

COMPLETELY RENOVATED AND EXPANDED COLONIAL IN A GREAT FAMILY NEIGHBORHOOD. Contemporary living in a great family neighborhood. Situated on a quiet side-street this immaculate, recently renovated Colonial has 4 bedrooms and 3 Baths. In-law potential with 4th bedroom. Features include: Modern Stainless Steel/Silestone Kitchen, spacious living room, beautiful rear deck for entertaining, neat, easily maintained yard, Magnificent Master Bedroom Suite, Versatile media room on the lower level with laundry and a workshop. A short walk to Lazazero Playground with an aquatic spray facility and other amenities. Neighborhood Pizza/Sub Shop and Variety Store. Easy access to main routes, shopping facilities, dining and more. A perfect home for modern living.

Property Information

Approx. Living Area: **1680 sq. ft.** Approx. Acres: **0.08 (3600 sq. ft.)** Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **2 Hot Water Baseboard, Gas** Parking Spaces: **3 Off-Street, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **2 Central Air** Approx. Street Frontage:
Living Area Disclosures: **Approximately 470 s.f. of Additional Finished area in Basement**
Disclosures: **See Seller's Lead Paint Disclosure Attached**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14x20	Flooring - Hardwood
Dining Room:	1	9x11	Flooring - Hardwood
Family Room:	B	10x25	Flooring - Wall to Wall Carpet, Cable Hookup
Kitchen:	1	12x12	Flooring - Stone/Ceramic Tile, Deck - Exterior
Master Bedroom:	2	14x14	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	10x12	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2	9x12	Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	1	9x11	Closet, Flooring - Hardwood
Bath 1:	2	9x7	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	2	5x7	Bathroom - Full, Bathroom - With Tub, Flooring - Stone/Ceramic Tile
Bath 3:	1	5x8	Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	B	10x22	Closet - Cedar, Exterior Access
Workshop:	B	11x17	--

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Medical Facility, House of Worship, Public School**
Basement: **Yes Full, Partially Finished, Walk Out, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **220 Volts, Circuit Breakers, 200 Amps**
Energy Features: **Storm Windows, Attic Vent Elec., Prog. Thermostat**
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Storage Shed, Fenced Yard, Fruit Trees, Garden Area**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size: **24x35**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Insulation: **Fiberglass**
Interior Features: **Cable Available**
Lot Description: **Paved Drive, Fenced/Enclosed, Level**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Icemaker Connection**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No, --**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions: **All Personal property, non-attached furniture/fixtures, refrigerator in basement, kitchen island**
Facing Direction: **West**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **No** Warranty Features:
Year Built: **1957** Source: **Public Record**
Year Built Description: **Actual, Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:022 B:012 L:0018**
Assessed: **\$324,600**
Tax: **\$4359** Tax Year: **2014**
Book: **42706** Page: **364**
Cert: **110195**
Zoning Code: **101**
Map: **022** Block: **012** Lot: **0018**

Office/Agent Information

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Team Member: **Peter Gottlieb (781) 235-7727**