

106
Claremont Avenue
Arlington, MA 02476

SOLD! \$ 620,000

Days To Offer = 7



Offered for \$575,000

Detached Single Family
1,937 +/- SqFt Living Area
3 Bedrooms + 2 Study
2 Full Bath, 1 Half Bath
Extra Rooms for Office & Play
High Ceilings, Hardwood Floors
Classic Built-Ins, Period Details
3 Parking in Paved Driveway
Plus 1 Car Garage w/Storage
Private Back Yard



Heavenly Heights

Arts and Crafts Bungalow near the summit of Arlington Heights and two blocks back from the hustle and bustle of Park Ave, Claremont is where neighbors still visit for chats on the front porch and you can enjoy the birds singing. Built in 1915 and family-owned since 1963, this very unique and generous floor plan includes several "extra" rooms for home office, guest room, play room or perhaps an In-law suite. Step back in time to appreciate period details while planning for your personal touches and updates.



The information about this listing was gathered from third party sources including the seller and public records. RE/MAX Destiny disclaims any and all representations or warranties as to the accuracy of this information. We represent the seller, not the buyer, in the marketing, negotiating and sale of this property, unless otherwise disclosed. However, the broker/salesperson representing the seller has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

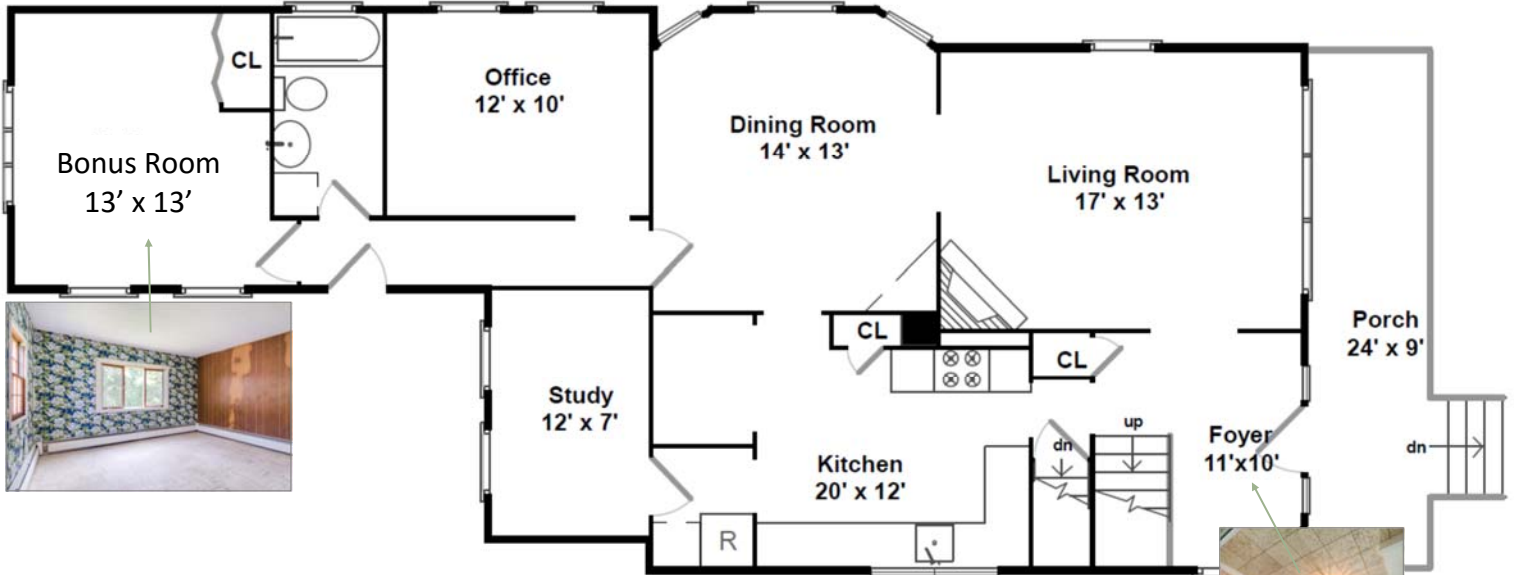
Exclusive Listing by Tamela Roche, Realtor®

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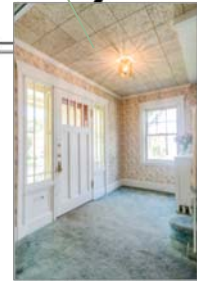
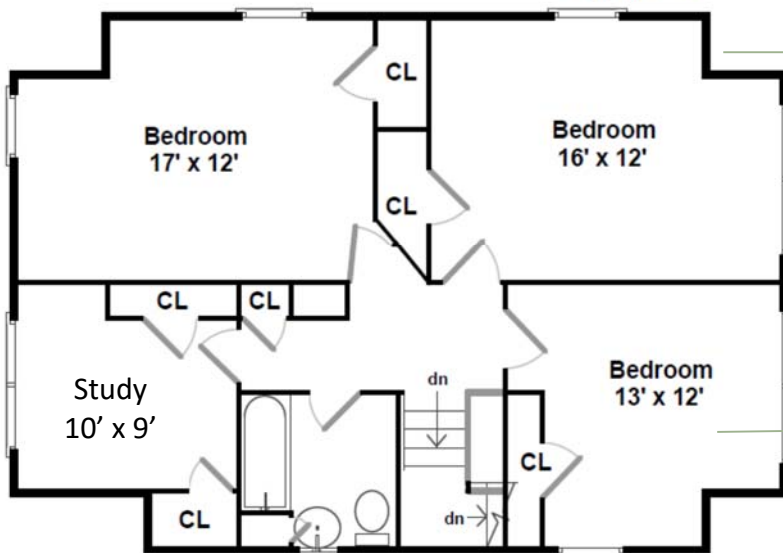
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First Floor



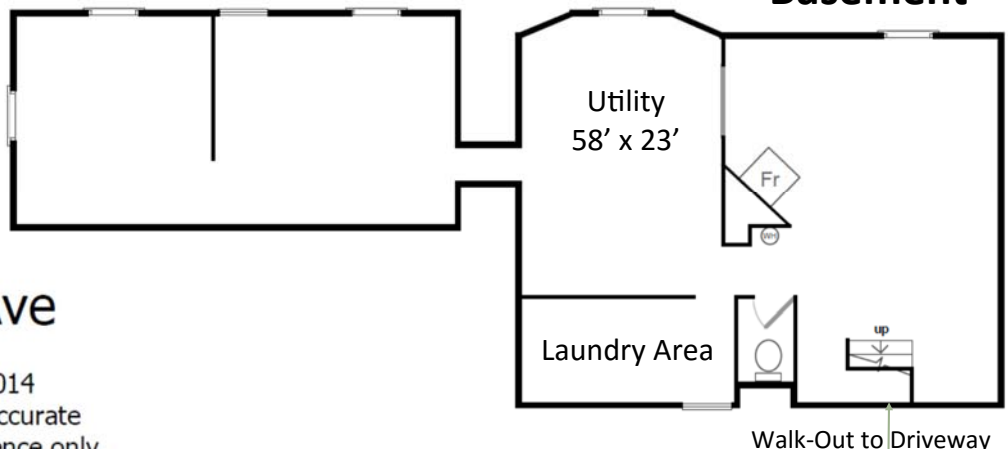
Second Floor



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Basement



106 Claremont Ave

Floor plan by *Vis-Home* 2014
 Measurements may not be 100% accurate
 Floor plans are provided for convenience only
 Rooms sizes are not used to calculate area



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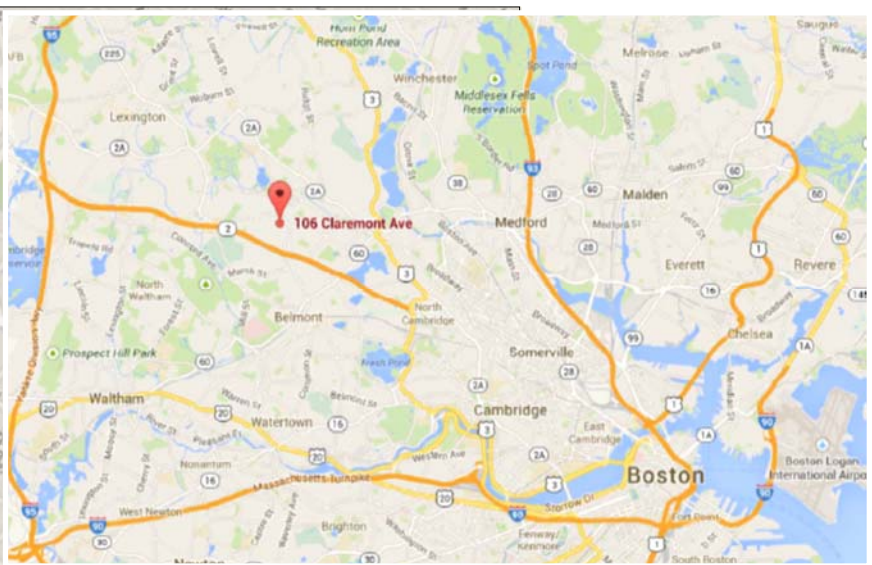
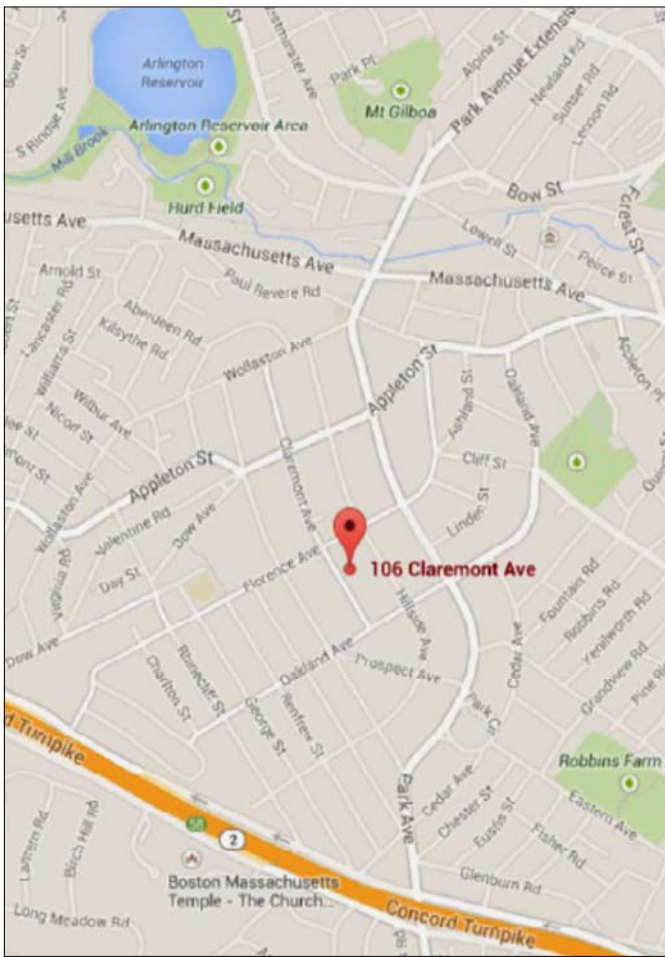
Age	Originally Built in 1915, Family-owned since 1963
Area	1,937 +/- SqFt Living Area (Per City Records)
Beds	3 Beds w/Closet, Heat, Windows, Ceiling Fan, Hardwood
Baths	2 Full Bath (First & Second Floor), Half Bath (Basement)
Ceilings	LR, DR, Kitchen = Approx. 8' 3", Other Rooms = Approx. 7' 9"
Dining Rm	Formal Dining Room w/Built-In, Bay Windows, Hardwood
Electric	Older Wiring, Fuses
Exterior	Wood Shingles
Flooring	Hardwood, Carpeting, Laminate, Ceramic Tile
Fireplace	Wood-Burning Fireplace, Condition Unknown
Foundation	Brick & Stone w/Concrete Floor
Garage	Single Car Garage w/Paved Driveway for 3+ Parking Spaces
Heat	FHW by Gas (System Dated 2007)
Hot Water	Hot Water Heater by Natural Gas
Kitchen	Large Kitchen w/Built-in Pantry and Separate Desk Area Includes Refrigerator, Gas Range, Dishwasher
Living Rm	Living Room w/Fireplace, Carpeting, Bay Windows
Lot Size	.17 Acre Lot (7,500 SqFt)
Pantry	Built-in Pantry Closet in Kitchen
Parking	3+ Parking in Paved Driveway and Garage
Porch	Large Covered Front Porch
Roof	Asphalt Shingles, Replaced in 2008
Storage	Closet Storage Throughout
Study	4 Additional Rooms for Study, Guests, Home Office, Play
Taxes FY14	\$ 7,500.38 (Per Public Record)
Yard	Side and Back Yard w/Mature Plantings

See MLS # 71718444 For More Details



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Welcome to Arlington Heights

Town & Schools: www.ArlingtonMA.gov **Chamber of Commerce:** www.ArlingtonChamber.org

MBTA Bus: # 62, 76, 78, 84 = .1 mile **ZipCar®:** 3 Locations < 1 mile

MBTA Subway: Alewife Red Line T Station = 3 miles

MBTA Rail: Belmont (Fitchburg Line) = 2 miles W. Medford (Lowell/N. Station) = 3.2 miles

Groceries: Trader Joe's, Stop & Shop, Whole Foods (All < 2 Miles)

Parks: Robbins Farm Park (61 Eastern Ave), Menotomy Rocks Park (150 Jason Street)

Playgrounds: Dallin Elementary (Florence Ave.), Robbins Farm Park & Menotomy Rocks Park

Pond/Lake: Arlington Reservoir (1 mile), Spy Pond (1.9 mile); Fresh Pond, Cambridge (3.3 miles)

Schools: Dallin Elementary (4 blocks), Ottoson Middle (<1 mile), Arlington High (1.5 miles)

National Register of Historic Places nearby:

The **Taylor-Dallin House** built in 1899, home of the sculptor Cyrus E. Dallin is located at 69 Oakland Avenue.

Pierce Farm Historic District included 3 homes located at 122 & 123 Claremont Avenue and 178 Oakland Avenue; all added to the National Register of Historic Places in 1985.

The **Chapel of St. Anne** is a historic chapel near 30 Claremont Avenue in Arlington, Massachusetts. Noted architect Ralph Adams Cram designed the chapel listed on the National Register of Historic Places in 1985.

The **large water storage tank located on Park Circle in Arlington** was constructed by the Metropolitan Water Works (now MWRA) between 1921 and 1924 in the Classical Revival style, to provide water storage for Northern Extra-High Service area, consisting of Lexington and the higher elevations of Belmont and Arlington. It is an exact copy of the rotunda from the Samothrace temple complex in Greece.