



Sweet St. James

“Home sweet home” awaits you on one of the prettiest streets in Somerville! Large foyer hall with built-in storage welcomes you to living space larger than expected with beautiful tree views. Pocket doors between the living and dining room and a built-in china cabinet are cherished period details. Updated kitchen with granite counters, SS appliances and recessed light.

High ceilings, abundant natural light, hardwood floors, ceiling fans and custom blinds included. Two large bedrooms, full bath and half bath on the main level with Philadelphia-style third bedroom on second level provides highly-desired extra room. Private laundry with sink, built-in workbench and large storage area in the unfinished basement. Delightful back yard and one parking in paved driveway (not tandem) steps from the kitchen.

One quarter of a mile from Davis Square and Porter Square; you will be spoiled by restaurants, shops, Davis & Porter Red Line T, and the Community Path only a few blocks away! Convenient to Tufts, Lesley, Harvard, MIT, BU, and downtown Boston.

Preview on YouTube: youtube.com/tamelaroche

Refer to the MLS Listing for more details.



Exclusive Listing by Tamela Roche, RE/MAX Destiny
907 Massachusetts Avenue, Cambridge MA 02139

17 St. James Avenue

Somerville, MA 02144

First Level Condominium
Association Established 2007
Living Area 1,144 +/- sf
Granite Counters & SS Appliances
3 Bedrooms, 1 Half + 1 Full Bath
High Ceilings & Hardwood Floors
Large Foyer w/Built-in Storage
Pocket Door & Built-In China
Abundant Natural Light
Exclusive-Use Laundry
Large Extra Storage w/Workbench
Delightful Shared Backyard
1 Assigned Parking in Driveway

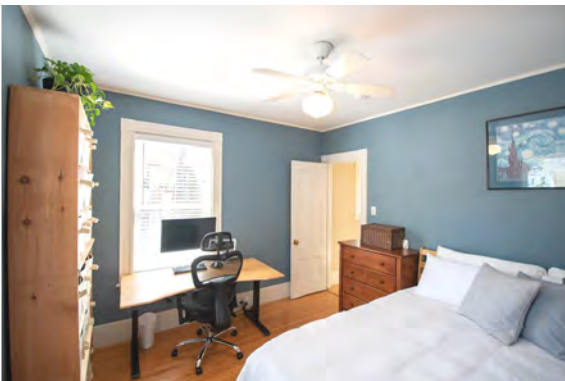
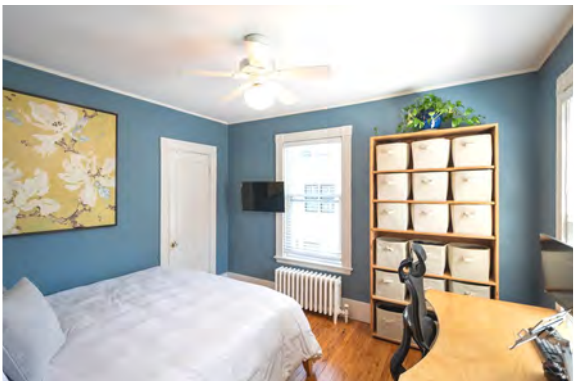

TAMELA ROCHE
www.tamelaroche.com

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Access	Front Foyer w/Coat Closet & Built-In Storage, Rear Access to Parking & Private Back Yard		
Living Room	(12' x 14')	Hardwood Floor, 4 Windows, Ceiling Fan, Pocket Door to Dining Room	
Dining Room	(11' x 15')	Hardwood Floor, 3 Windows, Built-In China Cabinet w/Glass Door	
Kitchen	(12' x 14')	Granite Counters, SS Appliances, Recessed Light, Ceramic Tile, Ceiling Fan, Window Kenmore SS Refrigerator, GE SS Gas Range, Whirlpool SS Dishwasher, Insinkerator	
Bathroom	Half Bath	1 st Level off Kitchen w/Wainscotting, Ceramic Tile Floor, Sink, Fan, Window	
	Full Bath	1 st Level w/Ceramic Tile Floor, Tub & Shower, Sink w/Vanity & Mirror, Window	
Bedrooms	(12' x 11')	BR #1	2 nd Level Hardwood Floor, Ceiling Fan, Closet, 2 Windows
	(11' x 11')	BR #2	1 st Level Hardwood Floor, Ceiling Fan, Closet, Window
	(12' x 11')	BR #3	1 st Level Hardwood Floor, Ceiling Fan, Pass-Thru Closet, 2 Windows





Electric	100 Amp Circuit Breakers
Exterior	Cedar Shingle, Asphalt Roof, Gutters, Flower Beds in Front & Back
Heat	Burnham Boiler w/Steam Radiators by Gas - New in 2015 (Serviced 2-11-21); Honeywell Thermostats
Hot Water	Rheem Hot Water Heater by Gas (40 gallons) - New in 2015
Laundry	Exclusive Use Laundry in Unfinished Basement; Washer & Dryer (Electric) Included - Age Unknown
Parking	1 Off-Street Parking Space in Paved Driveway (Assigned, Exclusive Use, Not Tandem) <i>See Driveway Easement Attached to MLS Listing</i>
Porches	Covered Front Porch (Common Area) & Covered Back Porch (Exclusive Use)
Security	Alarm System by ADT (System Included - Service Contract Not Included)
Storage	Exclusive-Use Storage in Unfinished Basement w/Interior Access & Walk-Out to Yard & Parking
Taxes FY21	With Residential Exemption = \$ <u>2,833.43</u> CPA = \$ <u>27.22</u> w/o Residential Exemption = \$ <u>6,288.25</u>
Utilities	Average Monthly Cost Past 12 Months (Subject to Temp Settings): Electric = \$ <u>95</u> Gas = \$ <u>131</u>
Windows	Double-Hung, Tilt-In Vinyl - New in 2012 (Custom Blinds Included)
Workshop	Built-in Workbench in Storage Area w/Double Sink (Hot & Cold Water)
Yard	Delightful Shared Back Yard



Condo Fee	Monthly Condo Fee = \$145	Fee Includes: Water, Sewer, Master Insurance
Occupancy	100% 2 Units Owner-Occupied	Undivided Interest in Common Elements = 45%
Rules	Rental Terms: See Master Deed	Pets: 1 Dog or 1 Cat Allowed (Additional Pets Require Approval)

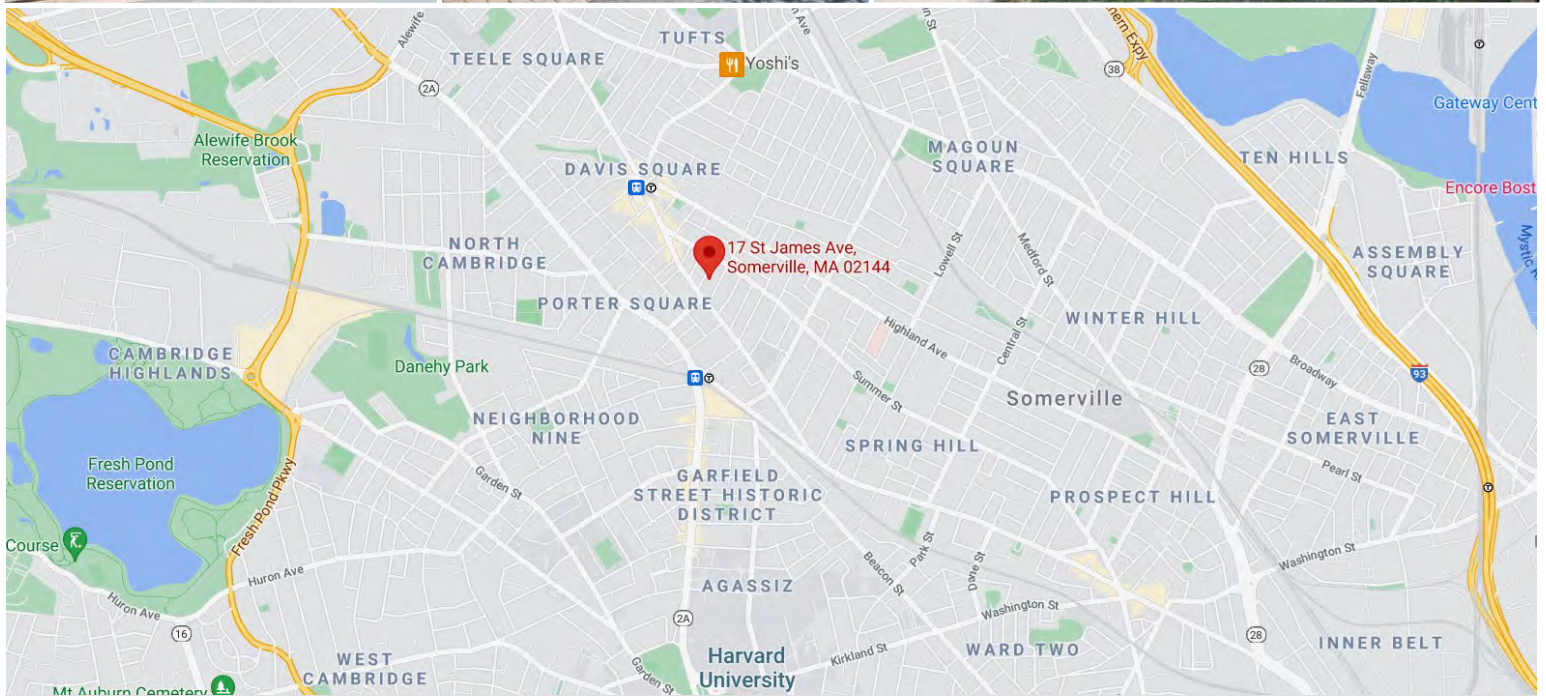
Welcome to Davis Square!

**TAMELA ROCHE**

MBTA T Stations: Davis & Porter Sq. (.4 mi)

MBTA Bus Routes: # 87 & # 96 (Elm Street)

Visit **MBTA.com** for all nearby routes



Nearby Parks & Attractions:

- More than 80 parks and open spaces in Somerville! **SomervilleREC.com**
- Closest Park: Kenney Park in Davis Square @ Highland Ave & Grove Street
- Minuteman Bikeway **minutemanbikeway.org** Friends of the Community Path **pathfriends.org**

City of Somerville:

City Website:	SomervilleMA.gov	Public Schools:	Somerville.K12.MA.us
State Website:	MASS.gov	County:	Middlesex
FY21 Tax Rate:	Residential = 10.19% (Per \$1,000)	Res. Exemption:	Estimated Savings \$3,455.00