



Arlington Heights Haven

Perched with a bird's eye view this Single Family treasure was renovated in 2016 with a tasteful blend of modern updates and cherished period details.

Foyer entry hall with coat closet welcomes you into the generous main level with high ceilings, large living room with built-in bench, dining room with built-in china cabinet, kitchen, half bath, laundry room and mud room access to yard and extra parking. Chef's kitchen with shaker style cabinetry, granite leathered counters, stainless appliances and handcrafted wood island. Abundant natural light streams in newer Harvey windows with custom blinds. The second level includes 3 corner bedrooms with tree views, spa-like full bath, and study. Third level includes two more study or play rooms.

Large open basement with high ceilings and walk-out to yard. Ample parking with updated garage and 2 extra parking spaces in rear. Beautiful yard and garden area with Post Woodworking shed. Ideally located within blocks of playground, parks, Trader Joe's, Starbucks, Walgreen's & Arlington Reservoir!

Historically known as the R.N. McDonald House (c. 1900) it first appeared on the 1923 Sanborn Atlas and is architecturally noted for slatwork railings and transom on the front porch.

22 Williams Street
Arlington, MA 02476

Newly Renovated in 2016
Finished Living Area 1,740 +/- sf
Unfinished Basement 768 +/- sf
Lot Size .11 Acres (4,620 sf)
3 Bedrooms + 1.5 Baths
3 Extra Rooms for Study/Play
Chef's Kitchen w/Custom Built-Ins
Main Level Half Bath & Laundry
Beautiful Oak Hardwood
Abundant Natural Light
Central Heating & Cooling
Garage w/EV Charging Outlet
2 Extra Off-Street Parking Spaces
Additional Updates 2017 - 2019

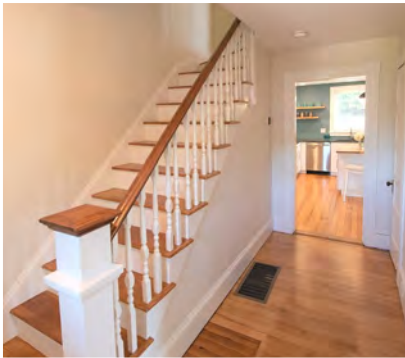


Exclusive Listing by Tamela Roche, RE/MAX Destiny
907 Massachusetts Avenue, Cambridge MA 02139


TAMELA ROCHE
www.tamelaroch.com

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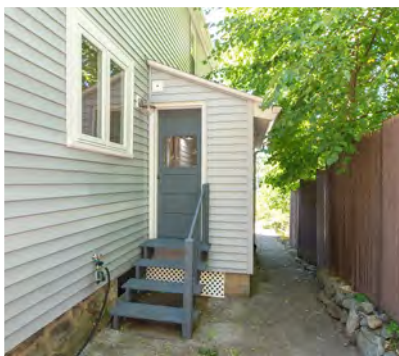
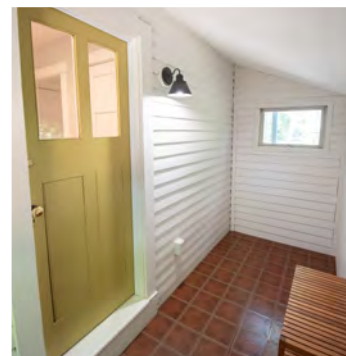
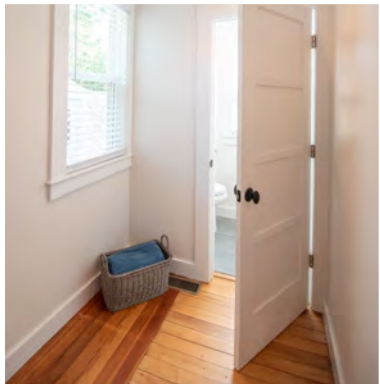




Access	Spacious Main Foyer w/Hall & Coat Closet, Enclosed Back Porch/Mud Room, Basement Walk-Out	
Living	Large Main Living Level w/High Ceilings (approx. 8'), Large Windows w/Abundant Natural Light	
Dining	Generous Dining Room w/Built-In China Cabinet, Large Windows Overlooking Side Yard	
Kitchen	Shaker Cabinetry w/Leathered Granite Counters, Over-Sized Sink, GE Profile Dishwasher, Disposal, GE Profile Stainless Steel Refrigerator/Freezer w/Ice-Maker Connection, GE Profile Gas Range, Kitchen Island Handcrafted w/Salvaged Wood, Custom Pantry Cabinets	
Bathrooms	Half Bath 1 st Level	Ceramic Tile, Sink, Window (Mirror is Not Included)
	Full Bath 2 nd Level	Ceramic Tile, Tub & Shower, Sink w/Wide Vanity & Mirror, 2 Cabinets, Window
Bedrooms (2 nd Level)	BR #1 (14 x 11)	Oak Hardwood, Deep Closet, 2 Windows w/Tree Views
	BR #2 (12 x 10)	Oak Hardwood, 2 Closets, 2 Windows w/Tree Views
	BR #3 (12 x 11)	Oak Hardwood, Walk-In Closet, 2 Windows w/Tree Views
Study	2 nd Level (9 x 7)	Oak Hardwood, Window w/Tree Views
	3 rd Level (11 x 10)	Oak Hardwood, Window w/Tree Views
	3 rd Level (12 x 11)	Oak Hardwood, Window w/Tree Views

Refer to the MLS Listing for more details.

Comfort	New 2016: Central Heating & Cooling System (Forced Air by Gas) w/ Ecobee Smart Thermostats 2 Zones for Heating & Cooling: Zone 1 (1 st Level) Zone 2 (2 nd & 3 rd Level)
Electric	New 2016: 200 Amp Circuit Breakers, New Electrical Wiring Throughout
Exterior	Vinyl Siding w/ Wood Clapboard Underneath, Wood Clapboard in Front, Gutters
Flooring	Oak Hardwood (Levels 1, 2, 3) & Laminate (Mud Room) New 2016: Ceramic Tile (Half & Full Bath)
Insulation	New 2016: Full Blown-In Insulation (Levels 1, 2, 3)
Hot Water	New 2016: On-Demand Hot Water (Tankless) by Rinnai (Gas)
Laundry	New 2016: GE Washer & Dryer (Electric) Included in 1 st Level Laundry Room
Lighting	New 2016: Recessed Light (Kitchen), Custom Fixtures Throughout, Exterior Lighting in Front & Rear
Mud Room	New 2016: Enclosed Back Porch/Mud-Room Off Kitchen (50 sf - not included in living area sf)
Plumbing	New 2016: New Plumbing Installed Throughout



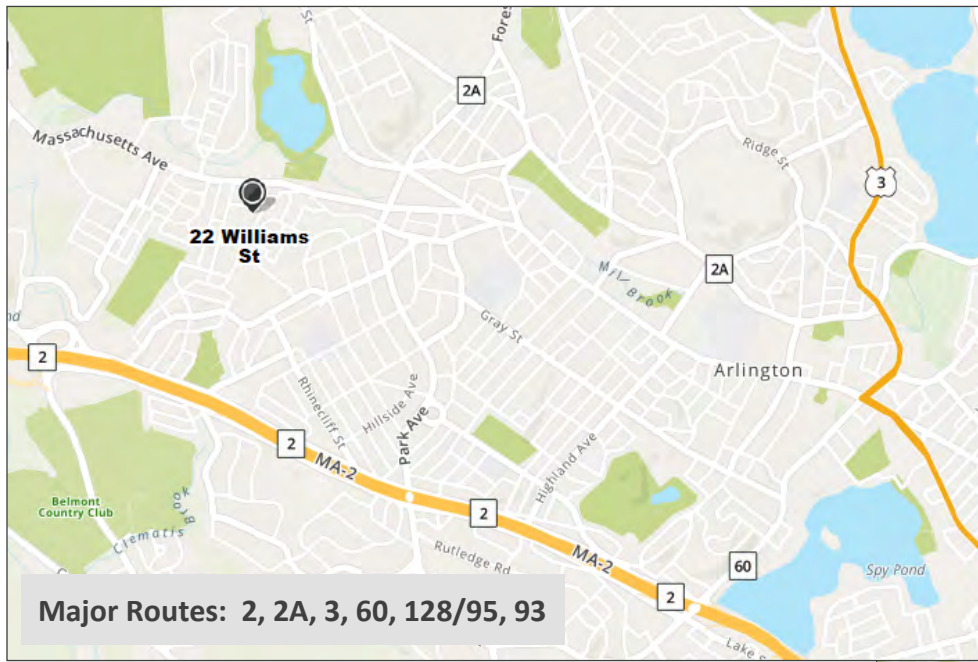


Parking	<p>1 Car Garage w/Automatic Door Opener, Combination Lock, Window</p> <p>New 2018: Garage Door & 100 Amp Sub-Panel Added to Garage for EV Charging (14-50 Outlet)</p> <p>2 Off-Street Parking Spaces in Rear Accessed via Selkirk Road</p> <p>New 2017: Stone Retaining Wall for Off-Street Parking in Rear</p>
Porch	<p>Large Covered Front Porch Freshly Painted (132 sf - not included in living area sf)</p>
Roof	<p>New 2016: Architectural Style Asphalt Shingles</p>
Taxes FY20	<p>\$ <u>8,418.87</u></p>
Utilities	<p>Estimated monthly average (past 12 months): Gas <u>\$91</u> Electric <u>\$149</u> Water/Sewer <u>\$50</u></p>
Windows	<p>New 2016: Harvey Insulated Double-Pane Tilt-In Windows w/Screens for 1st, 2nd, 3rd Levels</p> <p>New 2017: Custom Vinyl Blinds "Home Decorator's Collection" by Home Depot (Included)</p>
Yard	<p>New 2016: Stone Staircases, Stone Retaining Walls in Rear, Landscaping</p> <p>New 2018: Storage Shed by Post Woodworking in Backyard (Included)</p>
Basement (+768 sf)	<p>Large Open Area w/High Ceiling (approx. 8' 3"), Freshly Painted Concrete Floor, Walk-Out to Side Yard</p> <p>New 2018: New Windows Installed in Basement - Vinyl Hopper Style w/Screens</p> <p>New 2019: Foam Board and Closed Cell Foam Insulation Installed in Basement</p>



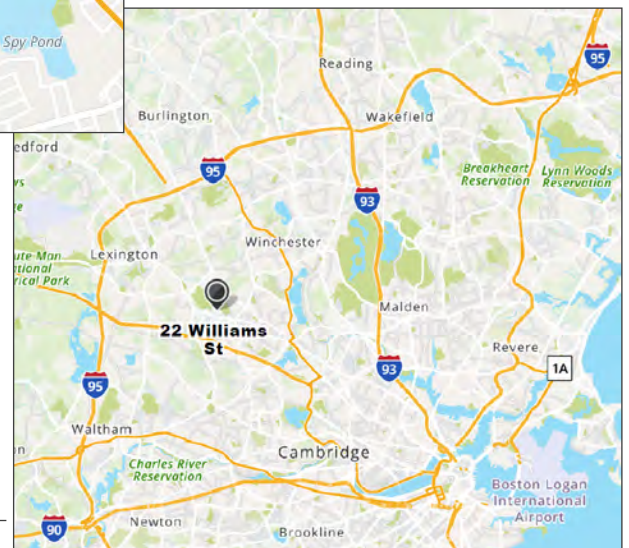
Welcome to Arlington Heights!


TAMELA ROCHE



Public Transportation:

- MBTA Subway:** Alewife (4 mi) Red Line T Station
- MBTA Bus:** #62 & #76 @ Mass Ave & Paul Revere Rd
- MBTA Rail:** Belmont (2.6 mi) West Medford (3.1 mi)
- MBTA Info:** www.mbta.com
- Lexpress Bus:** Route C @ Mass Ave & Paul Revere Rd
- Lexpress Info:** www.lexingtonma.gov/lexpress



Nearby:

- On Mass Ave: Trader Joe's, Starbucks, Walgreen's Pharmacy (approx. 3 Blocks)
- Hibbert Playground: Small neighborhood playground on Hibbert Street (approx. 4 Blocks)
- Arlington Reservoir: Hurd & Reservoir Field (25 Drake Road) & Reservoir Beach (250 Lowell Street)
- Other Parks Nearby: Sutherland Woods, Poet's Corner, Robbins Farm, Spy Pond, Menotomy Rocks
- Conservation Area: Mount Gilboa (10 Acres of Trails) - Access via Crescent Hill Avenue
- Minuteman Bikeway: 10 Miles from Bedford to Cambridge (Alewife) www.minutemanbikeway.org
- Dallin Elementary: 185 Florence Ave, Arlington MA 02476 (.6 mile)
- Ottoson Middle: 63 Acton Street, Arlington MA 02476 (1 mile)
- Arlington HS: 869 Mass Ave, Arlington MA 02476 (1.9 miles) ArlingtonK12.ma.us
- Arlington Catholic HS: 16 Medford Street, Arlington MA 02474 (2.7 miles) ACHS.net

About Arlington:

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|-------------------------|--|----------------------------|--|
| City Website: | ArlingtonMA.gov | State Website: | MASS.gov |
| Parks & Rec: | ArlingtonREC.com | Historical Society: | ArlingtonHistorical.org |
| County: | Middlesex | Residential Tax: | 11.06% (Per \$1,000) FY20 |