



Gardener's Delight

Look no further for your dream home with custom designed Chef's kitchen to prepare your very own "garden to table" delights and entertain with ease inside or out.

Generous first level with open plan affords space to "tickle the ivories" with plenty of room for you and your loved ones to dine and relax comfortably.

Choose your primary bedroom suite on the second or third level each with en-suite full bath and a private deck retreat overlooking the garden. Large entertainment room and full bath in the finished lower level is ideal for movie nights and overnight guests.

Just one block to vibrant Davis Square and the Community Path; two blocks to Davis Square Red Line T. Convenient to Tufts, Lesley, Harvard, MIT, BU, and downtown Boston.

Property Video: youtube.com/tamelarocherealty

See MLS Listing for more details.



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

31 Winslow Avenue Steps to Davis Square

Fully Renovated in 2013

Lot Size .09 Acres (4,079 sf)

Living Area 2,542 +/- sf
(Lot & Living Area Per Public Record)

4 Bedrooms, 4 Full Bath, 1 Half Bath
(2 Bedrooms w/En-Suite Full Bath)

Large Entertainment Room

Custom Chef's Kitchen (New 2016)

Red Oak Hardwood & Ceramic Tile

High Ceilings & Recessed Light

Central Heating & Cooling

3 Decks Overlooking Garden

Spacious Garden w/Stone Patio

3 Parking Spaces in Paved Driveway


TAMELA ROCHE
www.tamelarocherealty.com

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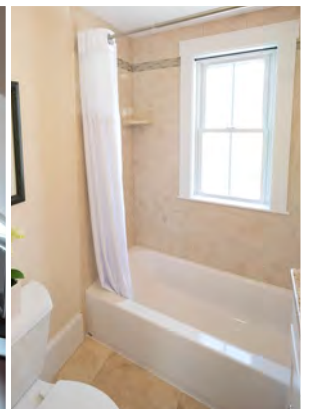
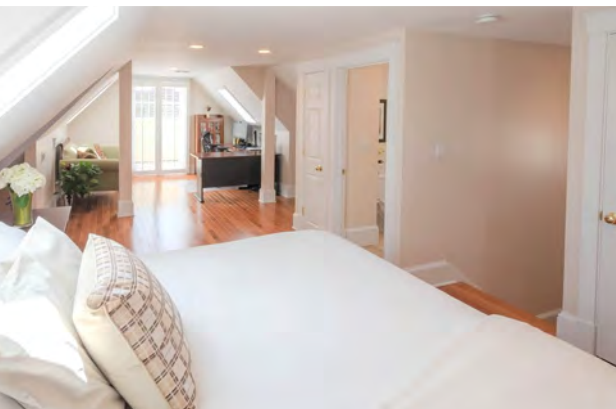
Access	Foyer Entry w/ Red Oak HW, High Ceiling, Coat Closet, Half Bath Rear Entry via Sliding Glass Door w/Plantation Shutters to Open Back Deck
Living	Open First Level Living Area w/High Ceilings, Red Oak HW, Recessed & Custom Lighting Formal Sitting Room in Front; Second Relaxed Living Area in Back Overlooking Deck & Garden Natural Light Flows Throughout First Level via Harvey Windows w/Plantation Shutters
Dining	Generous Open Dining & Entertaining w/Red Oak HW, Recessed Light, Custom Light Fixtures
Kitchen	Custom Chef's Kitchen (New in 2016) w/Red Oak HW, Recessed & Under Cabinet Lighting Custom Island w/Walnut End Grain Butcher Block, Ubatuba Granite, Custom Light Fixtures Custom Alder Wood w/Wainscot Panels, Crown Molding, Roll-Out Storage & Flush Toe Kicks Ubatuba Granite Counters w/Backsplash Thermador 36" French Door Bottom Freezer w/Professional Handles Thermador 48" Dual-Fuel Pro Grand® Range w/Steam, Warming Drawer, Griddle, Porcelain Cooktop Thermador 38" Pro Wall Hood w/Heat Lamps, Blower, Exterior Vent Thermador Sapphire® 6-Program Dishwasher w/Professional Series Handle True 15" Clear Ice Machine, Disposal (Insinkerator)
Half Bath	Half Bath w/Ceramic Tile, Pedestal Sink w/Mirror & Custom Light Fixture, Window, Vent
Coat Closet	Located in Foyer w/Built-In Hanging Bar & Storage Shelf





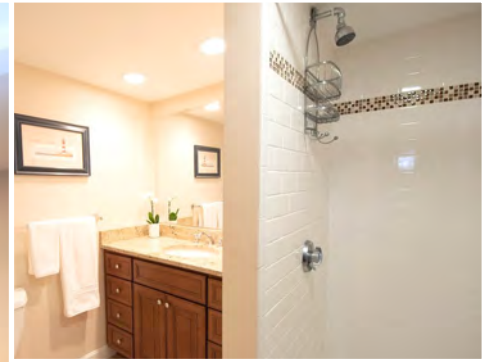
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Bedrooms	BR 1	2 nd Level (16 x 14)	Primary Bedroom w/En-Suite Bath, Red Oak HW, Ceiling Fan, Walk-In Closet, 2 Floor-to-Ceiling Custom Built-In Closets, 3 Windows, Sliding Glass Door to Deck Overlooking Garden, Light-Block Shades
	BR 2	2 nd Level (15 x 9)	Red Oak HW, Double Closet, Custom Light Fixture, 3 Windows
	BR 3	2 nd Level (12 x 11)	Red Oak HW, Double Closet, Custom Light Fixture, 4 Windows
	BR 4	3 rd Level (12 x 33)	Optional Primary Bedroom w/En-Suite Bath, Red Oak HW, 3 Skylights, 2 Windows, Linen Closet, Deep Coat Closet, Extra Storage in Eaves (3), Sliding Glass Door to Deck Overlooking Garden, Plantation Shutters
Bathrooms	Half Bath	1 st Level	Pedestal Sink w/Mirror, Ceramic Tile, Window, Vent
	Full Bath 1	2 nd Level	Tub & Shower, Pedestal Sink w/Mirror, Ceramic Tile, Window, Vent
	(En-Suite) Full Bath 2	2 nd Level	Tub & Shower, Vanity w/Mirror, Ceramic Tile, Window, Vent
	(En-Suite) Full Bath 3	3 rd Level	Tub & Shower, Vanity w/Mirror, Ceramic Tile, Window, Vent
	Full Bath 4	Lower Level	Shower, Vanity w/Mirror, Ceramic Tile, Vent
Extra Room	Lower Level	(15 x 12)	Entertainment Room w/Ceramic Tile, Window
Linen	2 nd Level		Linen Closet in Hallway w/Built-In Shelving



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New in 2013: All Systems, Electrical, Plumbing, Interior & Exterior Features Listed Below



Comfort	Goodman High Efficiency Central Heat & A/C, FHA by Gas, 2 Systems, 2 Zones, Recently Serviced (April 2021), Insulation, Programmable Thermostats (Honeywell)
Connectivity	Phone, Cable, Internet Wiring Throughout
Decks	3 Open Decks w/Sliding Glass Doors from: Living Room, BR #1 (2 nd Level), BR #4 (3 rd Level)
Doors	Interior Doors: 6-Panel Pine by Jeld-Wen Exterior to Decks: Sliding Glass Doors by Harvey
Electric	200 Amp Circuit Breakers (Including dedicated 50 amp for Thermador range)
Exterior	Cedar Clapboard
Flooring	Red Oak HW: Main Living Areas, Stairs, Hallways & Bedrooms on 3 Upper Levels Ceramic Tile: All Bathrooms & Finished Lower Level
Garden	Garden Beds in Front & Back, Stone Patio in Rear, Field of Fresh Mint Beside Rear Deck
Laundry	Bosch Electric Washer & Dryer (Negotiable) w/Ventless Dryer; Exterior Vent Available
Parking	3 Off-Street Parking Spaces in Paved Driveway
Porch	Covered Front Porch w/Wood Deck
Roof	Asphalt Shingles with Ice/Water Shield
Storage	Coat, Linen & Bedroom Closets Include Built-In Hanging Bars and/or Storage Shelves Additional Storage Areas in Eaves (3 rd Level) & Utility Closets (Finished Lower Level)
Taxes FY21	w/Residential Exemption \$ <u>13,722.47</u> w/o Residential Exemption \$ <u>17,177.28</u> CPA = \$ <u>190.55</u>
Utilities	Monthly Average (subject to usage & settings): Gas: \$ <u>74</u> Electric: \$ <u>333</u> Water & Sewer: \$ <u>60</u>
Water	74 Gallon Natural Gas Hot Water Heater (State Select); City/Town Water & Sewer
Windows	Harvey Double-Hung Windows, Interior Plantation Shutters, 3 Velux Skylights in 3 rd Level