



## A Modern Classic

Nestled in a peaceful and unspoiled neighborhood; come home to streaming natural light throughout two levels thoughtfully designed for easy entertaining, chefs in the kitchen, AND are "extra space" for much-needed private time.

Fully renovated in 2019 with a seamless blend of modern features and fixtures with coveted finishes (wainscoting) and a flexible plan for various lifestyles. Top floor Study with sunshine beaming through skylights is a delightful perch to enjoy a good read. Need some fresh air? Give yourself a break to lounge on the large front porch or on the back porch overlooking the yard (both porches are covered).

The Master Suite with walk-in closet and laundry closet are on the top floor. Exclusive parking (not tandem) provides easy unloading directly to the kitchen from the back porch entrance. Fur babies are welcome! Garrison Avenue is so conveniently located ... yet away from the hustle and bustle so you can still hear beautiful birdsong!

**Video on YouTube: [bit.ly/46garrisonave](https://bit.ly/46garrisonave)**



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

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.

**46 - 48 Garrison Avenue #46  
Somerville, MA 02144**

**Newly Renovated in 2019**

**Living Area 2,194 +/- sf**

**2 Finished Living Levels**

**4 Bedrooms + 3 Full Baths**

**Additional Study w/Skylights**

**Including Master Bed & Bath Suite**

**Quartz Counters & SS Appliances**

**Maple Hardwood & Porcelain Tile**

**High Ceilings & Recessed Light**

**Central Heating & Cooling**

**Pet Friendly w/Shared Yard**

**Assigned Off-Street Parking**

***Offered for \$ 1,099,000***

  
**TAMELA ROCHE**

**617.245.4072**

**[www.tamelarochere.com](http://www.tamelarochere.com)**





Access	Private Front Entrance w/Foyer & Coat Closet; Rear Entry from Covered Back Porch off Driveway	
Bedrooms	Master BR (Top Level):	Maple Hardwood, Walk-In Closet, 3 Windows, Recessed Light
	BR #2 (Top Level):	Maple Hardwood, Closet, 2 Windows, Recessed Light
	BR #3 & #4 (Main Level):	Maple Hardwood, Double Closet, 2 Windows, Recessed Light
Bathrooms	Full Bath (Main Level):	Duravit Tub w/Shower Glass Doors, Marble Counter, Porcelain Tile
	Full Bath (Top Level):	Duravit Tub w/Shower Glass Doors, Quartz Counter, Porcelain Tile
	Master Bath (Top Level):	Double Sink Vanity, Delta Rain Shower, Linen Closet, Porcelain Tile
Kitchen	<ul style="list-style-type: none"> <li>* Statuario Classic Quartz Counters, J&amp;K White Shaker Cabinetry, Glass Tile Backsplash</li> <li>* Bosch 5-Burner Gas Range &amp; Oven w/Over The Range Microwave (External Venting)</li> <li>* Bosch 36" Stainless Steel Refrigerator/Freezer w/Icemaker</li> <li>* Bosch Dishwasher &amp; Pendant Lights by Kichler</li> </ul>	
Comfort	HVAC Hydronic Air (Gas), Central Heat & A/C, 1 Zone per Level, NEST Thermostats	
Connectivity	Cable & Fiber Optic Internet Wiring Throughout	
Electric	100 Amp Circuit Breakers	
Exterior	Hardie Plank Siding	
Flooring	Maple Hardwood Throughout, Porcelain Tile (All Bathrooms)	

Refer to the MLS Listing and all documents attached for more details.

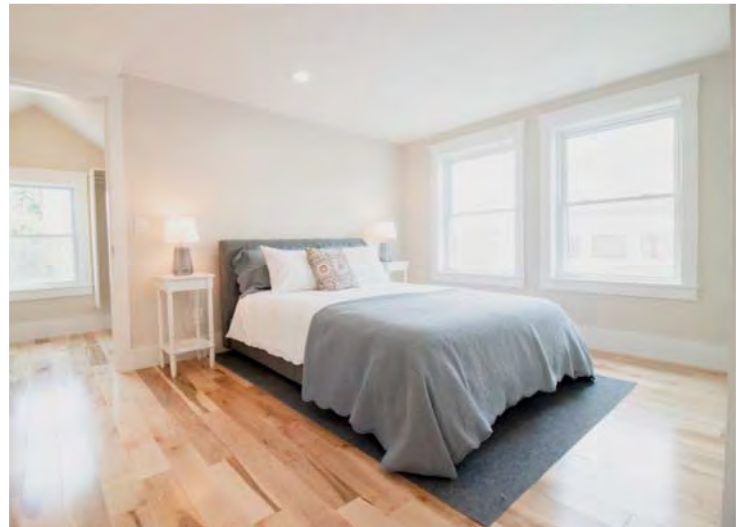


Exclusive Listing by Tamela Roche, RE/MAX Destiny  
907 Massachusetts Ave, Cambridge MA 02139

Video: [bit.ly//46garrisonave](http://bit.ly//46garrisonave)

[www.tamelaroche.com](http://www.tamelaroche.com)





Condo  
Association

- 2 Units Total: New Condominium Conversion - See Condo Docs for All Details.
- \$229.00 Monthly Fee (Estimated): Master Ins., Ext. Maintenance, Snow Removal, Landscaping
- Unit #46 = 49% Ownership Interest. Pet-Friendly w/Restrictions (See Condo Docs for Pet Policy)

*Refer to the MLS Listing and all documents attached for more details.*



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

**Video:** [bit.ly/46garrisonave](https://bit.ly/46garrisonave)

[www.tamelaroche.com](http://www.tamelaroche.com)





Laundry	Electric Washer & Dryer Hook-ups Included in Top Level (Double Closet Enclosure)
Lighting	Recessed Lighting Throughout, Pendant Lights (Kitchen), Front & Rear Exterior Porch Lights
Parking	Assigned Off-Street Parking in Paved Driveway (1 Space)
Porches	Front & Rear Covered Porches w/Composite Decking
Roof	Asphalt/Fiberglass Shingles (30 Year Warranty)
Specs	See SPECS Sheet for Additional Details
Storage	All Closets Include Built-ins; Additional Storage in Top Level Study
Taxes FY19	Currently Taxed as 2 Family - Unit #46 Estimated Share = \$4,614.93 (To Be Reassessed as Condo)
Water:	Hot Water by Gas - Navien (City/Town Water & Sewer - Individually Metered)
Windows:	Harvey Tilt-in Double-Pane Insulated Windows
Yard	Shared Yard, Garden Area, Professionally Landscaped

*Refer to the MLS Listing and all documents attached for more details.*

