



DAVIS SQUARE OASIS

In the heart of Davis Square this urban oasis boasts four bedrooms, four baths, library, play room, home office, and a private garden with blue stone patio under a lush canopy.

Modern updates completed since 2005 add comfort without compromising cherished period details. The vestibule and foyer lead to the living room with gas fireplace. Updated kitchen and dining areas beam with natural light and were opened to entertain family and friends with ease.

The second level primary suite includes a soaking tub, large walk-in closet, dressing area, and covered porch overlooking the garden. A large library with built-in bookcases works well for studying and movie nights. The top level includes three bedrooms, linen closet, and full bath. Finished rooms in the lower level include a half bath, play room, and home office.

Located in Davis Square next to the Community Path and one block from the Davis Square Red Line T Station.

See MLS Listing for more details.



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

52 GROVE STREET

SOMERVILLE, MA 02144

SINGLE FAMILY (DETACHED)

LIVING AREA APPROX. 2,608 SF

ADDITIONAL FINISHED ROOMS IN LL

LOT SIZE .07 ACRES (3,025 SF)

OPEN KITCHEN & DINING AREAS

LIVING ROOM W/GAS FIREPLACE

4 BR, 2 FULL BATH, 2 HALF BATH

LIBRARY + PLAY ROOM + HOME OFFICE

VESTIBULE W/GRAND FOYER ENTRY

HIGH CEILINGS, RECESSED LIGHT

PERIOD DETAILS, MODERN UPDATES

GARDEN OASIS W/BLUE STONE PATIO

[YOUTUBE.COM/TAMELAROCHÉ](https://www.youtube.com/tamelaroche)


TAMELA ROCHE
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LEVEL 1

- Porch** Covered Front Porch w/ Custom Lighting - Freshly Painted & Stained 2022
- Foyer** Vestibule w/ Tile & French Doors, Large Foyer Entrance w/ Pine HW
- Bath** Half Bath Off Foyer w/ Sink, Cabinet & Mirror, Rubber Floor, Exhaust Fan
- Living** Formal Living w/ Reclaimed Wood Accent Wall, Pine HW, Gas Fireplace - New 2018
- Dining** Open Dining Room w/ Pine HW, Recessed & Custom Lighting
- Kitchen** Newly Renovated 2010 w/ Quartz Counters, Custom Cabinetry, Glass Tile Backsplash
 Custom Island w/ Quartz Counter & Storage, Pendant Light, 2 Island Seats Included
 GE Profile SS Microwave, Whirlpool Disposal, Recessed Light, Pine HW, Linen Linoleum
 SS Refrigerator by Nutid w/ Icemaker & Water Connection - New 2011
 Jenn Air SS 6-Burner Gas Range w/ Range Hood, Lighting, External Vent - New 2018
 Jenn Air SS Dishwasher - New 2018
- Decks** Side & Rear Decks w/ Azec Decking & Mahogany Railings - New 2018

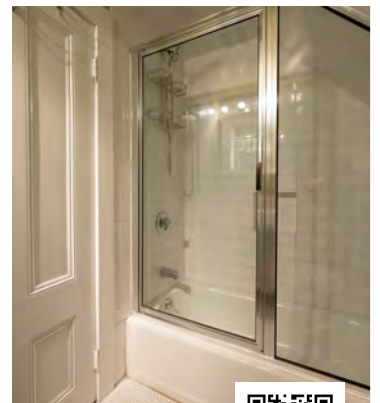
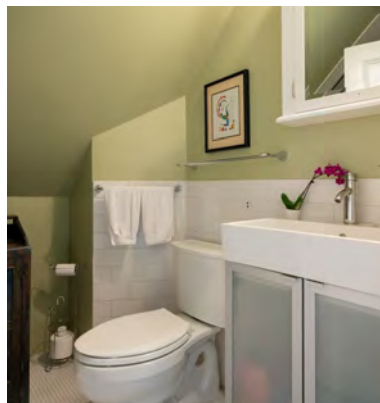
LEVEL 2

- Primary BR** Primary Suite w/ Pine HW Updated 2017, Walk-In Closet w/ Built-In Storage & Window
 2nd Large Closet w/ Built-In Storage & Reclaimed Wood Sliding Door
 Separate Dressing Area, Recessed Light, Cherry Floor
 Full Size LG Washer & Dryer (Electric) - New 2022
- Primary Bath** Primary En-Suite Bath w/ Recessed Light, Cherry & Slate Floors - Updated 2017
 Victoria & Albert Soaking Tub w/ Slate Floor - New 2017
 Walk-in Shower w/ Glass Door & Tile - Updated 2006
 Private Commode & Bidet w/ Pocket Door - New 2017
 Double Sinks w/ Cabinet, Large Medicine Cabinet w/ Mirror - New 2017
- Porch** Covered Porch Off Primary Suite Overlooking Garden - New Railings 2019
- Library** Custom Bookcases w/ Cabinets, Small Closet, Pine HW

LEVEL 3

- BR #2** Built-In Bookshelves, Closet, Pine HW, Recessed Light, Window w/Tree Views
- BR #3** Renovated 2011 w/ Built-In Bookshelves, Closet, Pine HW, Recessed Light,
 Window w/ Built-In Window Seat
- BR #4** Double Closet, Pine HW, Recessed Light, Window w/Tree Views
- Bath** Full Bath w/Tiled Tub & Shower, Sink w/Cabinet & Mirror, Ceramic Tile, Exhaust Fan
- Linen** Double Closet w/Built-In Storage





LOWER LEVEL - Updated 2011

Play	Double Closet, Bamboo Engineered Floor, Recessed Light, Windows
Office	Built-In Desk & Bookshelves, Closet, Bamboo Laminate, Recessed Light, Window
Bath	Half Bath w/Sink, Cabinet, Mirror, Tile Floor, Custom Light, Window, Exhaust Fan
Utility	Large Unfinished Utility Room w/Systems, Storage, 2 nd Refrigerator (New 2005)
Access	Interior Access via Kitchen, Exterior Access to Garden
Updates	A concrete skirt, sump pump, and back flow preventer valve (half bath) were installed as water prevention measures prior to finishing the lower level in 2011.

SYSTEMS & AMENITIES

Alarm	Security System by American Alarm
Cooling	New in 2011: Zone 1 - C/Air Level 2 & 3 Zone 2 - Mini-Split for Lower Level
Electric	200 Amp Circuit Breakers - Main Panel New 2005, Sub-Panel New 2011
Exterior	Wood Clapboard (Partial in Rear), Asbestos Shingles (Partial in Rear, Front, Sides)
Fence	Perimeter Fence w/ Gates (Front & Left Side)
Garden	Private Garden Oasis w/ Blue Stone Patio, Lush Canopy, Professional Landscaping
Heating	Level 1, 2, 3: 1 Zone, FHW Gas Boiler by Burnham (Radiators) Lower Level: 1 Zone, Electric Baseboard - New 2011
Laundry	Full Size LG Washer & Dryer (Electric) New 2022 - in Primary Suite on Level 2
Pests	Monthly Pest Treatment by Orkin (Preventative)
Roof	Asphalt Shingles, Gutters, Downspouts - New 2005
Tax FY22	w/ Residential Exemption & CPA: \$ <u>12,287.33</u> w/o Exempt. \$ <u>15,946.97</u>
Utilities	Monthly Ave. (per use & temp): Gas: \$ <u>180</u> Electric: \$ <u>231</u> Water/Sewer: \$ <u>217</u>
Water	75 Gallon Hot Water Heater by Bradford White - New 2021 (City Water & Sewer)
Windows	Level 1, 2, 3: Vinyl Double-Hung by Hadco Samson - New 2005 Level 1 & 2: Custom Blinds & Plantation Shutters by Mohawk Shade - New 2005 Lower Level: Vinyl Replacement - New 2011 Original Windows: Kitchen (1), Vestibule, Foyer, Level 2 Stairway, Primary Suite (2)



