



## Enchanting Melrose Street

Modern conveniences are softly blended with period details and a surprising amount of extra rooms to live, work, and play in this two level condominium on tree-lined Melrose Street.

The kitchen newly renovated in 2016 includes granite counters, stainless steel appliances, custom cabinetry and built-in pantry. In addition to the living room and formal dining room, the highly desired “extra rooms” include library, study, and sun room on the main level. Even more surprising is the large entertainment room with electric fireplace and skylights on the top level.

Solar panels (owned) provide significant cost-saving energy. Garage parking with automatic door opener and additional parking spaces in paved driveway are included; the private patio and garden (shared) is a delightful outdoor sanctuary.

Enjoy outdoor recreation nearby on the Bike Path, Magnolia Field, and Spy Pond. Hardy Elementary is just two blocks away; Alewife Station (.6 miles) is accessible via pedestrian path.

Off-Market Non-MLS Listing    Property Video: [youtube.com/tamelarochere](https://youtube.com/tamelarochere)



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## 91 Melrose Street

Arlington, MA 02474

Two Level Condominium

Living Area 1,676 +/- sf

3 Bedrooms, 2 Full Bath

Renovated Kitchen (2016)

Plus Library, Study, Sun Room

Entertainment Room w/Fireplace

Beautiful Oak Hardwood Floors

High Ceilings & Abundant Light

Laundry on Top Level (Included)

Cost-Saving Electric w/Solar Panels

Private Patio & Garden (Shared)

Garage Parking w/Automatic Door

Additional Parking in Driveway

Extra Storage (Basement & Outside)

  
**TAMELA ROCHE**  
www.tamelarochere.com



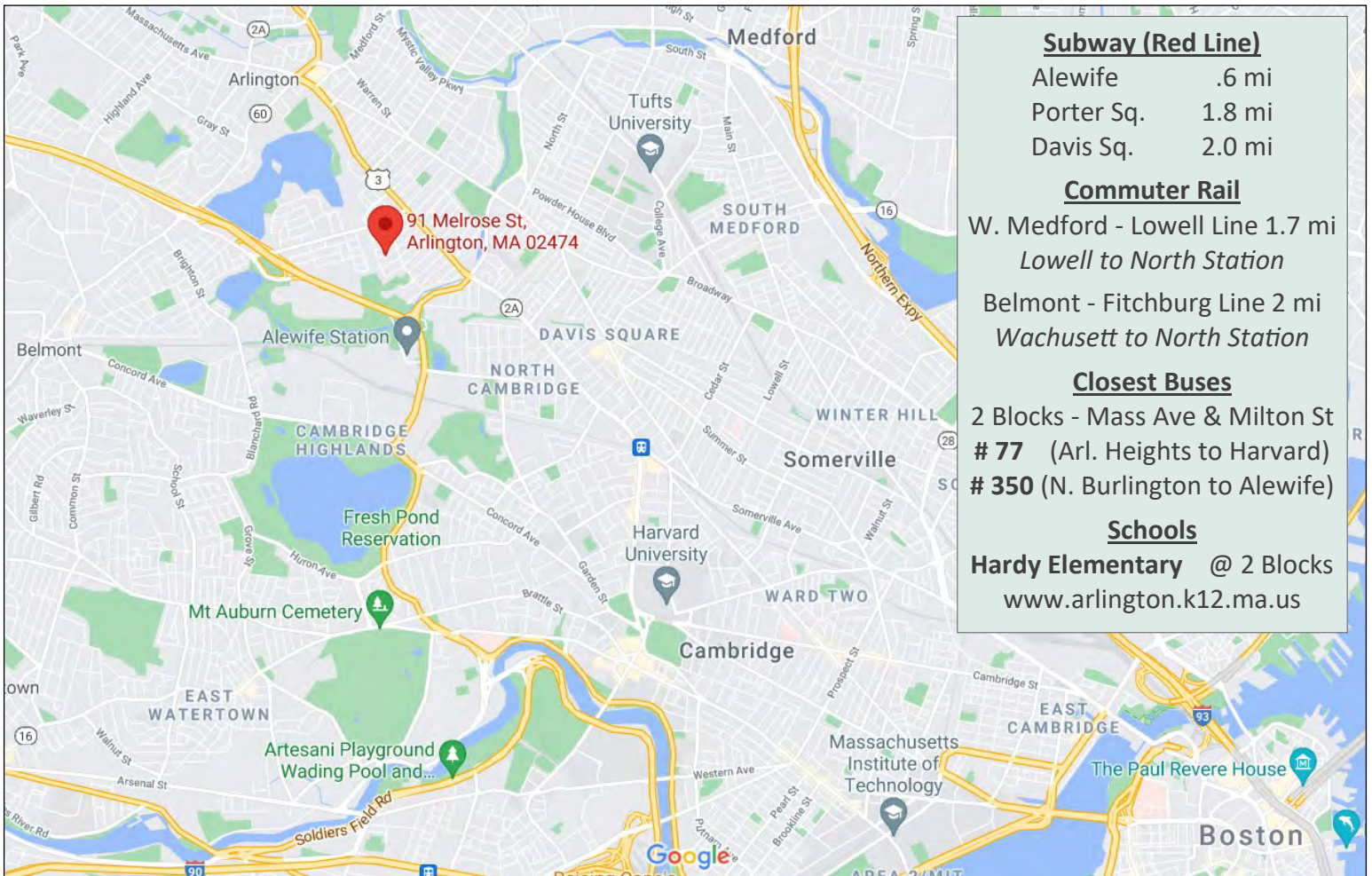


# Welcome to East Arlington



Magnolia Field (2 blocks) playground, field & community garden

Bike & Pedestrian Path (2 Blocks)



**Subway (Red Line)**  
 Alewife .6 mi  
 Porter Sq. 1.8 mi  
 Davis Sq. 2.0 mi

**Commuter Rail**  
 W. Medford - Lowell Line 1.7 mi  
*Lowell to North Station*  
 Belmont - Fitchburg Line 2 mi  
*Wachusett to North Station*

**Closest Buses**  
 2 Blocks - Mass Ave & Milton St  
**# 77** (Arl. Heights to Harvard)  
**# 350** (N. Burlington to Alewife)

**Schools**  
**Hardy Elementary @ 2 Blocks**  
[www.arlington.k12.ma.us](http://www.arlington.k12.ma.us)

