



## BROOKS ESTATE OASIS

Enjoy natural beauty and serenity surrounding this English Colonial with a private garden oasis in the coveted Brooks Estate neighborhood of West Medford, Massachusetts.

Thoughtful updates blend seamlessly with period charm. Stay cozy by the living room fireplace or the gas stove in the three season Sun Room overlooking the garden and patio. The updated kitchen includes modern appliances, granite counters, pantry, and custom cabinetry. Extra living space is found in two Study rooms and Sun Room on the first level. The second level includes three bedrooms, updated full bath, laundry room, and two linen closets.

Entertain outdoors in the private garden with a bluestone patio and fenced-in yard. Park easily in the two car garage with automatic doors, storage, and paved drive. The attic and full basement are unfinished with generous storage and potential enjoyment space.

Explore nearby Brooks Estate, Mystic Lakes, and Playstead Park for outdoor recreation. Located one half mile from West Medford MBTA Station for convenient commute to Tufts, Lesley, Harvard, MIT, downtown Boston and beyond.

## 54 LAWLER ROAD

WEST MEDFORD MA 02155

### ENGLISH COLONIAL

CORNER LOT: .33 ACRE

LIVING AREA: 1,907 +/- SF

TOTAL AREA: 3,145 +/- SF

UPDATED KITCHEN & BATHS

3 BEDROOMS, FULL & HALF BATH

2 STUDY + LARGE SUN ROOM

CENTRAL HEATING & COOLING

CUSTOM BUILT-INS & PERIOD DETAILS

FENCED-IN GARDEN, PATIO, YARD

ATTIC & FULL BASEMENT (UNFINISHED)

TWO CAR GARAGE & PAVED DRIVEWAY

\$ 1,189,000



**TAMELA ROCHE**

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Exclusive Listing by Tamela Roche, RE/MAX Destiny  
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## LEVEL 1

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**Note:** Level 1 includes Radiant Heat Floors Throughout (except in Study #2 & Sun Room)

- Foyer** Foyer Entry w/ Coat Closet & Glass Door to Living Room
- Living Rm** Large Living Room w/ Hardwood Floor & High Ceilings w/ Decorative Beams  
Wood FP w/ Marble Inlay & Hearth, Chimney Re-Pointed 2022, Custom Wood Blinds  
Custom Built-In Bookshelves, View of Front Yard, Back Garden & Patio
- Study #1** Private Study Off Living Room w/ Hardwood Floor, Sun Shades, Garden View
- Dining Rm** Hardwood, Custom Built-in Corner China Cabinet, Custom Wood Blinds, Yard View
- Study #2** Private Study Off Dining Room w/ Hardwood Floor, Radiator, Sun Shades, Garden View
- Kitchen** Updated in 2012
- Granite Counters (Leatherized “Smokey Mist”) w/ Glass Tile Backsplash
  - Custom Cabinetry w/ Large Pantry - Refinished in 2012
  - Double SS Sink w/ Garbage Disposal
  - Bosch SS Dishwasher (approx. 5 yrs)
  - Bosch SS French Door Refrigerator w/ Freezer Drawer (approx. 5 yrs)
  - GE SS 5-Burner Range w/ Convection Oven (Gas) & GE SS Built-In Microwave
  - Ceramic Tile Floor, Recessed Light, Windows Over Sink w/ Garden View
- Half Bath** Updated Half Bath Off Kitchen w/ Ceramic Tile Floor, Sink, Mirror, Window
- Sun Room** Large Updated & Enclosed 3 Season Porch w/ Gas Stove & Carpet (Concrete Floor)  
Screened Windows Overlook Private Patio & Garden, Storm Windows on Opposite Side  
(Refurbished Storm Windows for the Screened Windows Currently Stored in Garage)

## LEVEL 2

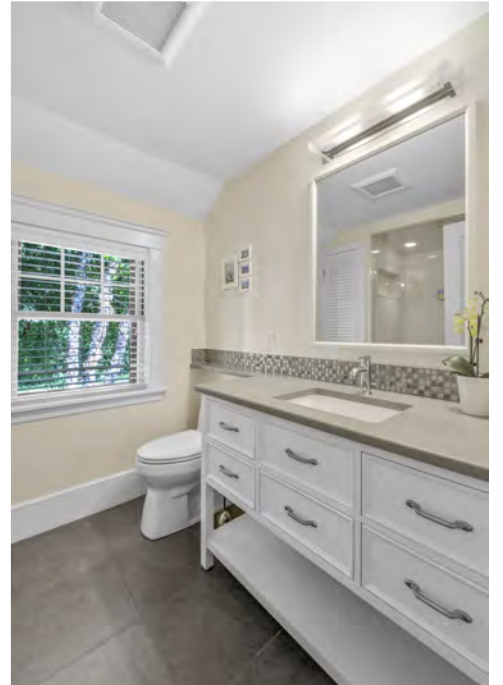
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- Main BR** Hardwood, Walk-In Closet, Custom Wood Blinds, Radiator w/ Custom Cover, Yard View
- BR #2** Hardwood, Walk-In Closet, Custom Wood Blinds, Radiator, Garden View
- BR #3** Hardwood, 2 Closets, Custom Wood Blinds, Radiator, Large Bookshelves, Garden View
- Full Bath** Updated Full Bath w/ Walk-In Steam & Rain Shower w/ Glass Doors  
Custom Caesarstone Counter w/ Stone Backsplash, Sink, Cabinet Storage, Mirror  
Ceramic Tile w/ Radiant Heat Floor, Linen Closet, Exhaust Fan, Custom Wood Blinds
- Laundry** LG Front Load Electric Washer & Dryer (approx. 5 yrs), Hardwood, Window, Radiator
- Storage** 2 Closets in Hall (Linen Closet w/ Built-In Shelving)

See the MLS Listing for more details.







## SYSTEMS & AMENITIES

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<b>Alarm</b>	ADT Alarm System w/ Fire Detector Monitoring (Hardware Included)
<b>Attic</b>	Unfinished, Spray Foam Insulation
<b>Basement</b>	Unfinished, Fiberglass Insulation, Fieldstone Repointed 2012, Concrete Floor, Utility Sink (Hot & Cold), Dehumidifier (New 2023)
<b>Electric</b>	200 Amp Circuit Breakers
<b>Exterior</b>	Wood Clapboard Exterior Painted in 2013, Gutters & Downspouts
<b>Fence</b>	Pergola Gate in Front & Perimeter Fence Enclosing Private Yard, Patio, Garden
<b>Fireplace</b>	Wood Fireplace in Living Room w/ Marble Inlay & Hearth, Chimney Repointed in 2022
<b>Flooring</b>	Hardwood (Throughout), Ceramic Tile (Bathrooms), Concrete w/ Carpet (Sun Room)
<b>Garage</b>	Two Car Garage w/ Auto Opener & Storage, Freshly Painted in 2022, Paved Driveway
<b>Garden</b>	Cucumber, Tomato, Eggplant, Squash, Horseradish, Parsley & Basil In The Garden!
<b>Gas Stove</b>	Gas Stove in Sun Room - Newly Installed in 2014
<b>HVAC</b>	Central Heating & Hydro Air Cooling Newly Installed in 2012 <ul style="list-style-type: none"><li>• Heating: Radiant Heated Floors + Forced Hot Water Radiators</li><li>• Cooling: Hydro Forced Air by Gas</li><li>• Annual Service Contract - Most Recent Service August 2023</li><li>• Heating &amp; Cooling Zones</li></ul> 5 Heat Zones: 1-Kitchen 2-LR & DR 3-Study #1 4-Study #2 5-Full Bath 6-Bedrooms 2 Cool Zones w/ Programmable Thermostats: 1-Level #1 2-Level #2
<b>Hot Water</b>	Tankless; Natural Gas Hot Water Heater for Radiant Heat (67 Gallons) - New 2012
<b>Laundry</b>	LG Front Load Electric Washer & Dryer (approx. 5 yrs) in Level 2 Laundry Room Included
<b>Pests</b>	Annual Pro-Active Pest Treatment Since 2012 (Treated Sept. 2023 / No Action Needed)
<b>Roof</b>	Asphalt Shingles, Portion of Roof New in 2022
<b>Tax FY23</b>	\$ <u>8,309.00</u>
<b>Utilities</b>	Monthly Average by <u>National Grid</u> (per usage & temp): Gas: \$ <u>214</u> Electric: \$ <u>241</u>
<b>Water</b>	City/Town Water & Sewer
<b>Windows</b>	Owners Installed New Window Awnings, Sun Shades & Custom Wood Blinds Storm Windows on Majority of Windows (Not All Windows Have Storms or Screens)

See the MLS Listing for more details.







**About Medford MA**

[medfordma.org](http://medfordma.org)

**Public Schools:** [mps02155.org](http://mps02155.org)

**FY23 Residential Tax Rate:**

8.65% (per \$1,000)

**MBTA Schedules:** [mbta.org](http://mbta.org)

**Playstead Park**

Playground, Baseball, Basketball, Soccer, Tennis

Address: 100 Playstead Road

**Brooks Estate**

50 Acres of protected natural habitat

[brooksestate.org](http://brooksestate.org)

**Mystic Lakes**

Picnic Area, Row, Sail, Swim, Trails

[mass.gov/locations/mystic-lakes-state-park](http://mass.gov/locations/mystic-lakes-state-park)



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