



CLASSIC MULTI FAMILY

Spacious 2 Family in East Watertown with classic charm, generous lot size, and off-street parking near the Cambridge line. Ideal turn-key investment with strong income history and perhaps a future condo or single family conversion!

Each unit includes living room with coat closet, dining room with built-in China cabinet, full size kitchen, pantry, 2 BR, full bath, linen closet, high ceilings, hardwood and tile floors, and a large covered porch overlooking the fenced-in yard. Abundant natural light with tree views from most windows.

The unfinished basement with a high ceiling has interior and exterior access, 2 built-out storage areas, and laundry for each unit. Separate systems are well maintained and electric is updated as well as many other updates since 2017.

Stellar location near public transportation, major routes, Hosmer Elementary, Arsenal Yards, Watertown-Cambridge Greenway, Charles River, Harvard Square, parks, restaurants, groceries, and retail. Convenient commute for Tufts, Lesley, Harvard, MIT, BU, and downtown Boston.

7 OLIVER ROAD

Watertown, MA 02472

2 FAMILY

LOT SIZE:	.11 ACRES
TOTAL AREA:	3,572 +/- SF
LIVING AREA:	2,208 +/- SF
EACH UNIT:	2 BR & 1 FULL BATH
SPACIOUS LIVING W/ HARDWOOD & TILE	
FULL SIZE KITCHEN W/ PANTRY	
FORMAL DINING ROOM W/ BUILT-INS	
HIGH CEILINGS & NATURAL LIGHT	
EXCLUSIVE LAUNDRY & STORAGE AREAS	
UPDATED BACK PORCHES	
LARGE FENCED-IN BACK YARD	
2 - 4 OFF-STREET PARKING SPACES	
WELL MAINTAINED SYSTEMS	
STRONG RENTAL INCOME HISTORY	



Exclusive Listing by Tamela Roche, Realtor®
RE/MAX Real Estate Center, 907 Massachusetts Ave, Cambridge MA 02139



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Unit #1 Kitchen



Unit #2 Kitchen



See the MLS Listing for more details.



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Unit 1: First Floor

Recent Monthly Rental Income \$2,500

Entrance	Private Unit Entrance (Covered Front Porch w/ Shared Foyer)
Living	Hardwood Floor, Coat Closet, Sconce Lighting, Windows w/ Blinds
Dining	Hardwood Floor, Built-In China Cabinet, Overhead Light, Windows w/ Blinds
Kitchen	Eat-In Kitchen w/ Updated Cabinetry, Small Closet w/ Shelving, Built-In Spice Rack <ul style="list-style-type: none"> • Stainless Steel Refrigerator (New 2017) & Dishwasher (New 2019) • Stainless Steel Gas Range (New 2019 - Exhaust Fan Not Working) • Counters w/ Tile Backsplash, Tile Floor, Overhead Light, Windows w/ Blinds
Pantry	Pantry Off Kitchen w/ Built-In Storage, Overhead Light, Tile Floor, Window
BR # 1	Hardwood Floor, Closet, Overhead Light, Windows w/ Blinds
BR # 2	Hardwood Floor, Closet, Overhead Light, Windows w/ Blinds
Full Bath	Full Bathroom w/ Tile Floor <ul style="list-style-type: none"> • Tub & Shower w/ Ceramic Tile, Built-In Storage, Commode • Sink w/ Cabinet, Mirror, Overhead Light (New 2025), Window
Back Porch	Covered Back Porch on First Floor (See Details in Systems & Amenities)

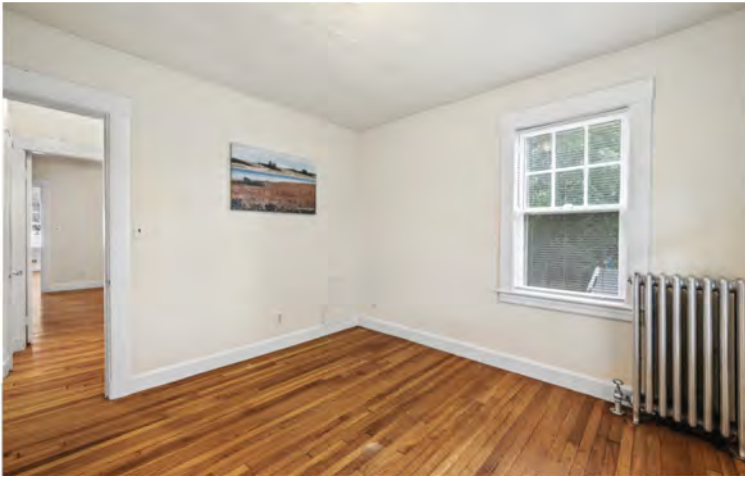
Unit 2: Second Floor

Recent Monthly Rental Income \$2,600

Entrance	Private Unit Entrance (Covered Front Porch w/ Shared Foyer)
Living	Hardwood Floor, Walk-In Closet, Coat Closet, Sconce Lighting, Windows w/ Blinds
Dining	Hardwood Floor, Built-In China Cabinet, Overhead Light, Windows w/ Blinds
Kitchen	Eat-In Kitchen w/ Updated Cabinetry, Small Closet w/ Shelving <ul style="list-style-type: none"> • Refrigerator (New 2018), Gas Range w/ Exhaust Fan & Light (New 2018) • Dishwasher (Age Unknown), Granite Counters w/ Backsplash, Overhead Light • Tile Floor, Windows w/ Blinds
Pantry	Pantry Off Kitchen w/ Built-In Storage, Overhead Light, Tile Floor, Window
BR # 1	Hardwood Floor, Closet, Overhead Light, Windows w/ Blinds
BR # 2	Hardwood Floor, Closet, Overhead Light, Windows w/ Blinds
Full Bath	Full Bathroom w/ Tile Floor <ul style="list-style-type: none"> • Tub & Shower w/ Ceramic Tile, Commode, Sink w/ Cabinet & Mirror • Overhead Light, Window • Update 2021: Window Reframed & New Vanity Installed
Back Porch	Covered Back Porch on Second Floor (See Details in Systems & Amenities)

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Systems & Amenities

Basement	Accessible via Interior Staircase, Side & Rear Doors <ul style="list-style-type: none"> Update 2017: Gutted & Cleaned Out, Cement Patched, Assigned Storage Areas
Electric	Circuit Breakers w/ 2 Main Panels 100 Amp Each & Common Panel 60 Amp <ul style="list-style-type: none"> Update 2017: New Main Panels Installed & Re-Wired Update 2025: Common Panel Updated
Exterior	Wood Shingles w/ Gutters & Downspouts
Fence	Perimeter Fence & 2 Side Gates w/ Self-Close & Self-Latch Doors <ul style="list-style-type: none"> Update 2023: Replaced 2 Rotting Side Gates & Fence Areas As Needed
Flooring	Hardwood Throughout w/ Tile in Kitchen, Pantry, and Full Bath <ul style="list-style-type: none"> Update 2017: Resurfaced, Sanded, and Stained Hardwood Floors in Both Units
Heating	2 Gas Boilers (Serviced Regularly) w/ Steam Radiator Heat in Each Unit <ul style="list-style-type: none"> Unit 1 Boiler - Age Unknown Unit 2 Boiler - Newly Installed 2021
Hot Water	2 Hot Water Heaters (Natural Gas) by A.O. Smith (Commercial Grade) <ul style="list-style-type: none"> Update 2019: Unit 1 - New Hot Water Heater Installed Update 2019: Unit 2 - New Hot Water Heater Installed & Copper Pipe Replacement
Laundry	2 Washers & 2 Dryers in Basement Newly Installed & Vented in 2017 (Not Coin-Op)
Painting	Unit Interiors Freshly Painted 2025 (Most Interior Walls & Foyer)
Parking	Off-Street Parking in Front Stone Driveway for 2 - 4 Cars (Depending on Car Size)
Plumbing	Update 2021: Replaced Primary Drain Pipes in Each Unit w/ Copper
Porches	Covered Front Porch + 2 Covered Back Porches <ul style="list-style-type: none"> Update 2017: New Pilings & Posts Cemented in Ground on Back Porches Update 2024: Replaced Floor Boards & Siding As Needed on Back Porches
Road	Private Road w/ City Trash Pick-Up & Snow Removal
Roof	Rubber Roof: Roof Repairs in 2022 for Frost-Related Ice Dam & Siding Replacement
Tax FY25	\$ <u>10,853.29</u> Includes: Real Estate Tax \$ 10,640.48 + CPA Fee \$ 212.81
Trash	Trash & Recycling Pick-Up By City of Watertown
Water	Public Water & Sewer w/ City of Watertown <ul style="list-style-type: none"> Update 2024: New Water Meter Installed & Historical Billing Errors Resolved
Windows	Many Older Windows (May Need Repair and/or Replacement) <ul style="list-style-type: none"> Update 2025: New Blinds Installed for Many Windows
Yard	Private Back Yard w/ Perimeter Fence & 2 Side Gates <ul style="list-style-type: none"> Update 2024: Patio Area Dug Out & Leveled, Filled In w/ Peastone

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7 OLVER ROAD, WATERTOWN



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