

THINGS TO KNOW

50 SMITH AVENUE, NEWTON

AGE/TYPE OF ROOF

18 YEARS OLD / ARCHITECTURAL SHINGLES WITH 30 YEAR LIFE SPAN/WARRANTY

AGE/TYPE OF HEATING SYSTEM

NEW IN NOVEMBER 2019 / GAS

AGE/TYPE OF HOT WATER TANK

NEW IN 2017 / GAS

INSULATION

FIBERGLASS / INSTALLED IN 2000

TOWN WATER/SEWER UTILITIES

NEWTON

CLOSING DATE

AS SOON AS POSSIBLE

SCHOOL DISTRICTS

FRANKLIN ELEMENTARY SCHOOL
F.A. DAY MIDDLE SCHOOL
NEWTON NORTH

PARKING

OVERSIZED 2 CAR GARAGE WITH HEAT & AIR CONDITIONING

8 CAR PAVED DRIVEWAY

ADDITIONAL INFORMATION

50 SMITH AVENUE, NEWTON

1ST FLOOR

FOYER: 19' cathedral ceiling, surround sound, 2 custom designed closets (wood shelving, no wire), Shonbeck chandelier on electric wench

FORMAL LIVING ROOM: Sunken room with 10' ceiling & floor-to-ceiling windows, surround sound, built-in custom cabinetry, Shonbeck chandelier

DINING ROOM: Surround sound, custom chandelier

KITCHEN: Viking stove, Franke sinks, high quality cabinetry with crown moldings, built-in china cabinet, open concept with exterior access, dining room access

TILE FLOORS: All baths & laundry have white porcelain tiles laid in whip stitch design

DOORS: Kitchen cabinets & interior doors have the same design, consistent with design aesthetic carried throughout the entire home

FAMILY ROOM: 19' cathedral ceiling, surround sound, wood burning stone fireplace with double granite mantels & built-in wood storage, custom built entertainment center (same stain & crown moldings)

1/2 BATH: Floor-to-ceiling tile, granite floor, custom built-in mirror

2ND FLOOR

MASTER BEDROOM: Cove ceiling, marble countertop, small refrigerator, ceiling fan, large closet, dedicated sound system

MASTER BATH: 2 person soaking tub, large walk-in closet + separate linen closet, double sinks with makeup vanity in between, glass tiles

LAUNDRY: High end Speed Queen washer & dryer

EXTERIOR FEATURES

DRIVEWAY: Whip stitch design on cobblestones/brick walkway (an aesthetic carried through to interior of home in all tiles throughout house)

PERIMETER: Granite curbing outlining majority of exterior perimeter

BRICKWORK & GRANITE: Granite sills & granite keys on exterior windows, dental work details at roof line on brick exterior; (dental work crown molding carried through to interior of home at top of cathedral ceilings)

FENCE: 6' back chain link fence, new plantings along perimeter (2019)

ADDITIONAL INFORMATION

50 SMITH AVENUE, NEWTON

LOWER LEVEL FEATURES

- Large bedroom with spacious closet & dedicated sound system
- Large rec room/living room area perfect for media room or gym
- Finished & plumbed for a kitchen and a full bathroom
- Wainscoting throughout

UPDATES SINCE OWNERSHIP

- Repainted entire house, including ceilings, walls & trim (2019)
- Fence installed (2019)

EXCLUSIONS

- Beech tree
- Kitchen refrigerator & basement refrigerator
- Horse statue in front yard