



**MLS # 72678244 - Active
Single Family - Detached**

11 Cabot St
Winchester, MA 01890-3501
Middlesex County
 Style: **Colonial Revival**
 Color: **Brown**
 Grade School: **Lynch**
 Middle School: **McCall**
 High School: **Winchester HS**
 Handicap Access/Features: **No**
 Directions: **From Winchester Center: Church St to Wildwood St to Warren St to Cabot St.**

List Price: **\$1,499,000**
 Total Rooms: **11**
 Bedrooms: **5**
 Bathrooms: **2f 2h**
 Master Bath:
 Fireplaces: **4**

Remarks

Lovely colonial revival designed by architect Robert Coit boasting traditional elegance and classic charm. Set on a quiet street in Winchester's desirable neighborhood "The Flats," this home is in a coveted location close to Winchester Center with its many shops, restaurants, commuter rail, top rated schools, Fells and Horn Pond Reservations. As you walk through a grand entryway, the first floor features a formal dining room, inviting living room with fireplace and bright kitchen with breakfast nook. Study with fireplace, secluded 3-season porch and half bath complete the first level. Two staircases lead to the second level with 4 bedrooms and 2 full bathrooms. Enjoy a spacious and sunny fifth bedroom on the third level. The generous lower level offers immense opportunity to become a grand entertainment space, gym or kids area. Hardwood floors throughout, 2 car garage and plenty of off street parking, this is an amazing opportunity to take advantage of all that Winchester has to offer.

Property Information

Approx. Living Area: **3,150 Sq. Ft.**
 Living Area Includes: **Finished Basement**
 Living Area Source: **Owner**
 Living Area Disclosures: **includes finished portion of basement as measured by owner which is not directly heated**
 Disclosures: **Currently no direct heat in master bedroom. Radiator was removed by sellers and can be replaced. There is some knob and tube electrical in the home.**

Approx. Acres: **0.26 (11,456 Sq. Ft.)**
 Heat Zones: **1 Hot Water Baseboard, Hot Water Radiators, Gas**
 Cool Zones: **2 Central Air, 2 Units**
 Garage Spaces: **2 Detached**
 Parking Spaces: **4 Off-Street, Paved Driveway**
 Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Window(s) - Stained Glass, Main Level, Crown Molding
Dining Room:	1		Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Deck - Exterior, Exterior Access, Remodeled, Wainscoting, Lighting - Pendant, Crown Molding
Kitchen:	1		Bathroom - Half, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Balcony / Deck, Balcony - Exterior, Main Level, Kitchen Island, Breakfast Bar / Nook, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Recessed Lighting, Slider
Master Bedroom:	2		Fireplace, Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Cable Hookup, Crown Molding, Closet - Double
Bedroom 2:	2		Closet, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Bedroom 3:	2		Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Crown Molding
Bedroom 4:	2		Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Crown Molding
Bedroom 5:	3		Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Bath 1:	2		Bathroom - Full, Bathroom - Tiled With Tub, Closet - Linen, Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Lighting - Sconce, Pedestal Sink
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Dryer Hookup - Electric, Washer Hookup, Pedestal Sink
Bath 3:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Recessed Lighting
Laundry:	2		Bathroom - Full, Closet, Flooring - Stone/Ceramic Tile
Study:	1		Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Window(s) - Stained Glass, Cable Hookup, Wainscoting
Bathroom:	B		Bathroom - Half, Flooring - Stone/Ceramic Tile, Window(s) - Picture, Lighting - Sconce, Pedestal Sink
Exercise Room:	B		Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Open Floor Plan, Recessed Lighting
Play Room:	B		Bathroom - Half, Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Recessed Lighting

Features

Appliances: **Wall Oven, Dishwasher, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**
 Basement: **Yes Partially Finished, Bulkhead**
 Beach: **No**
 Construction: **Frame**
 Electric: **Knob & Tube Wiring**
 Exterior: **Wood**
 Exterior Features: **Porch, Porch - Enclosed, Porch - Screened, Deck, Deck - Wood, Patio, Professional Landscaping, Sprinkler System**
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**
 Foundation Size:
 Foundation Description: **Fieldstone**
 Hot Water: **Natural Gas**
 Insulation: **Fiberglass**
 Interior Features: **Security System, Cable Available**
 Lot Description: **Paved Drive, Level**
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Electric Range, for Electric Oven, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Exclusions: **Fox door knocker on the front door.**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warrant Features:
 Year Built: **1907** Source: **Public Record**
 Year Built Description: **Renovated Since**
 Year Round:
 Short Sale w/Lndr. App. Req: **Unknown**
 Lender Owned: **Undisclosed**

Tax Information

Pin #: **M:018 B:0112 L:0**
 Assessed: **\$1,408,100**
 Tax: **\$17,446** Tax Year: **2020**
 Book: **12500** Page: **352**
 Cert:
 Zoning Code: **RDB**
 Map: Block: Lot: