



**MLS # 72695371 - New
Single Family - Detached**

**44 Canal Street
Winchester, MA 01890
Middlesex County**

List Price: **\$1,050,000**

Style: **Farmhouse**

Total Rooms: **14**

Color: **Grey**

Bedrooms: **5**

Grade School: **Lynch**

Bathrooms: **2f 1h**

Middle School: **McCall**

Master Bath: **Yes**

High School: **Winchester**

Fireplaces: **1**

Handicap Access/Features:

Directions: **Head northwest on Main St, traffic circle 3rd exit, L Lake St, R Middlesex St, R Canal St**

Remarks

No detail was missed in the 2015 renovation of this stunning 5BR, 2.5-bath home. Showcasing an exquisite blend of thoughtful design, European flair and modern finishes, 44 Canal Street is sure to take your breath away. From the sparkling maple floors, vaulted ceilings, skylights, granite counters, recessed lights and SS appliances to contemporary sliding barn doors, custom shelving, energy efficient features (Viessmann boiler, LED lights, Energy Star appliances), this home is designed with keen attention to detail & upscale touches. Find your personal getaway in the master suite where a grand walk-in closet, spa-like ensuite bath & private balcony await. An oversized & heated 1 car garage w/ loft could be used as an art studio or private lounge. Experience an outdoor oasis in the fenced backyard with brick patio & canopy of mature trees. Situated on a well-maintained 0.27 acre lot & close to top-rated schools, Horn Pond & Town Center.

Property Information

Approx. Living Area: **2,616 Sq. Ft.**

Approx. Acres: **0.27 (11,552 Sq. Ft.)**

Garage Spaces: **1 Detached, Heated, Storage, Work Area, Side Entry**

Living Area Includes: **Finished Basement**

Heat Zones: **9 Electric Baseboard, Hot Water Radiators, Radiant, Gas, Wood, Wood Stove**

Parking Spaces: **2 Off-Street, Paved Driveway**

Living Area Source: **Measured**

Cool Zones: **Window AC**

Approx. Street Frontage:

Living Area Disclosures: **Basement is partially finished and heated as well as the garage.**

Disclosures: **No central AC. Some bedrooms don't have a closet.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Flooring - Wood, Main Level, Cable Hookup, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Remodeled, Lighting - Overhead
Dining Room:	1		Flooring - Hardwood, Flooring - Wood, Main Level, Open Floor Plan, Remodeled, Lighting - Pendant
Family Room:	1		Fireplace, Wood / Coal / Pellet Stove, Flooring - Hardwood, Flooring - Wood, Main Level, Cable Hookup, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Remodeled
Kitchen:	1		Skylight, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Remodeled, Stainless Steel Appliances, Gas Stove, Lighting - Pendant, Ceiling - Half-Vaulted
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Closet, Flooring - Hardwood, Flooring - Wood, Cable Hookup, Dressing Room, High Speed Internet Hookup, Remodeled, Lighting - Sconce, Lighting - Pendant, Pocket Door
Bedroom 2:	2		Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Flooring - Wood, High Speed Internet Hookup, Remodeled
Bedroom 3:	2		Flooring - Hardwood, Flooring - Wood, High Speed Internet Hookup, Remodeled
Bedroom 4:	3		Flooring - Hardwood
Bedroom 5:	3		Flooring - Hardwood
Bath 1:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Skylight, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Remodeled, Lighting - Sconce, Ceiling - Half-Vaulted
Bath 2:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Hardwood, Flooring - Stone/Ceramic Tile, Flooring - Wood, Window(s) - Picture, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Lighting - Sconce
Bath 3:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Flooring - Wood, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Lighting - Sconce
Laundry:	B		Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Exterior Access, Remodeled
Media Room:	B		Exterior Access, Remodeled

Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Vent Hood**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Highway Access, House of Worship, Private School, Public School, T-Station**

Basement: **Yes Partial, Partially Finished, Walk Out, Interior Access, Concrete Floor, Exterior Access**

Beach: **No**

Construction: **Frame**

Electric: **220 Volts, Circuit Breakers, 200 Amps**

Energy Features: **Insulated Windows, Insulated Doors**

Exterior: **Clapboard, Wood**

Exterior Features: **Porch, Deck, Deck - Wood, Patio, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens, Fenced Yard, Garden Area, Stone Wall**

Flooring: **Wood, Tile, Marble, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete, Fieldstone**

Hot Water: **Natural Gas, Tankless**

Insulation: **Full, Styrofoam**

Interior Features: **Cable Available, French Doors, Internet Available - Unknown**

Lot Description: **Paved Drive, Fenced/Enclosed**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Icemaker Connection, Generator Connection**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions: **No exclusions.**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1865** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **Unknown**

Lender Owned: **Undisclosed**

Tax Information

Pin #: **M:014 B:0059 L:0**

Assessed: **\$751,500**

Tax: **\$9,311.09** Tax Year: **2020**

Book: **22259** Page: **134**

Cert:

Zoning Code: **RG**

Map: Block: Lot: