



**MLS # 72708543 - Active
Single Family - Detached**

22 Garrett Rd
Reading, MA 01867-2219
Middlesex County
 Style: **Multi-Level**
 Color:
 Grade School: **Alice M. Barrow**
 Middle School: **Parker Middle**
 High School: **Reading High**
 Handicap Access/Features:
 Directions: **From West Street, L on Arcadia Ave, L on Monroe Ave, L on Garrett**

List Price: **\$800,000**
 Total Rooms: **11**
 Bedrooms: **4**
 Bathrooms: **2f 1h**
 Master Bath:
 Fireplaces: **2**

Remarks

Tucked away on a quiet street in a desirable neighborhood lies one very special home. This charming, well-maintained home is just steps away from Barrows Elementary and close to parks, shopping & major highways. Beloved by the same owner for several decades, now is your chance to call this storybook multi level yours. Enjoy gleaming hardwood floors, vaulted ceilings, sunlit rooms & a sprawling, lush lawn. The kitchen features custom oak cabinets & custom parquet wood floor, plus an adjacent formal dining room to host upcoming holidays. Look out from the kitchen into the grand family room & look up to admire the sky-high ceilings & beautiful wood beams. Take note of the craftsmanship of the wood burning fireplace, which takes center stage. French doors open to a private deck ideal for relaxation and entertaining. Bonus living room w/ 2nd fireplace offers more room to relax. 4 spacious bedrooms, large lower level, 2-car garage, central air and nearly ¾ acre of privacy. Welcome to Reading

Property Information

Approx. Living Area: **3,077 Sq. Ft.**
 Living Area Includes:
 Living Area Source: **Measured**
 Living Area Disclosures: **Inclusive of heated portions of lower level basement**
 Disclosures:

Approx. Acres: **0.67 (29,132 Sq. Ft.)**
 Heat Zones: **1 Forced Air, Oil**
 Cool Zones: **1 Central Air**

Garage Spaces: **2 Attached**
 Parking Spaces: **4 Off-Street, Paved Driveway**
 Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level
Dining Room:	1		Flooring - Hardwood, Main Level, Chair Rail, Lighting - Pendant
Family Room:	1		Fireplace, Wood / Coal / Pellet Stove, Ceiling Fan(s), Ceiling - Beamed, Flooring - Hardwood, Balcony / Deck, French Doors, Main Level, Cable Hookup, Exterior Access, Lighting - Pendant
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Open Floor Plan, Lighting - Overhead, Crown Molding
Master Bedroom:	3		Closet, Flooring - Hardwood, Recessed Lighting
Bedroom 2:	3		Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 4:	2		Closet, Flooring - Hardwood
Bath 1:	3		Bathroom - Full, Bathroom - With Shower Stall, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Remodeled, Lighting - Sconce, Lighting - Overhead
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Lighting - Sconce, Lighting - Overhead
Bath 3:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Lighting - Sconce
Laundry:	1		Flooring - Vinyl, Dryer Hookup - Electric

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Vacuum System**
 Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**
 Basement: **Yes Full, Partially Finished, Garage Access, Sump Pump, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **110 Volts, Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows, Insulated Doors**
 Exterior: **Shingles, Wood**
 Exterior Features: **Deck - Composite, Patio, Gutters, Storage Shed, Sprinkler System, Screens, Garden Area, Stone Wall**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Oil, Tank**
 Insulation: **Full, Fiberglass, Styrofoam**
 Interior Features: **Central Vacuum, Cable Available, Walk-up Attic, French Doors, Internet Available - Fiber-Optic**
 Lot Description: **Corner, Wooded, Paved Drive, Gentle Slope, 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, for Electric Dryer, Washer Hookup, Icemaker Connection**
 Water Utilities: **City/Town Water, Private Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1956** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **Unknown**
 Lender Owned: **Undisclosed**

Tax Information

Pin #: **M:014.0-0000-0019.0**
 Assessed: **\$716,000**
 Tax: **\$9,988** Tax Year: **2020**
 Book: **903** Page: **165**
 Cert:
 Zoning Code: **S20**
 Map: Block: Lot:

Market History for 22 Garrett Rd, Reading, MA 01867-2219

MLS #	Date		DOM	DTO	Price
72708543	8/12/2020	Listed for \$800,000	5		\$800,000
Market History for Office Id: AN2627			5		
Market History for this property			5		









