



**MLS # 72713938 - New
Single Family - Detached**

**22 Tufts Rd
Winchester, MA 01890-1222
Middlesex County**

List Price: **\$899,000**

Style: **Colonial**
Color:
Grade School: **Muraco**
Middle School: **Mccall**
High School: **Winchester**
Handicap Access/Features:
Directions: **Mount Vernon to Washington to Tufts Road**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **1f 1h**
Master Bath: **No**
Fireplaces: **1**

Remarks

Looking for the perfect family home? Look no further than this 3 bedroom, 1.5 bath colonial in a highly desirable Muraco school neighborhood! Inside, you'll find an updated kitchen and large living room featuring a fireplace and hardwood floors. In addition to a formal dining room, the first floor offers a bonus family room leading out to a sunny deck. The spacious backyard offers privacy and plenty of space, including a two-story, custom playhouse that would be any child's dream fort! Walk just steps down the street to Muraco school, its playgrounds and easy access to adjoining Leonard field and bike path. Short distance to Winchester center's shops, restaurants and commuter rail too. This charming house is just waiting for the next family to call it home!

Property Information

Approx. Living Area: 1,716 Sq. Ft.	Approx. Acres: 0.17 (7,305 Sq. Ft.)	Garage Spaces: 2 Detached, Side Entry
Living Area Includes:	Heat Zones: 1 Steam, Gas	Parking Spaces: 5 Off-Street, Paved Driveway
Living Area Source: Public Record	Cool Zones: 2 Central Air	Approx. Street Frontage:
Living Area Disclosures:		
Disclosures:		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Main Level, Cable Hookup, Crown Molding
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Lighting - Pendant, Crown Molding
Family Room:	1		Flooring - Wall to Wall Carpet, Cable Hookup, Lighting - Sconce, Crown Molding
Kitchen:	1		Bathroom - Half, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Main Level, Cable Hookup, Recessed Lighting, Lighting - Pendant, Crown Molding
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet, Lighting - Pendant
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet, Lighting - Pendant
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet, Lighting - Pendant
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Lighting - Sconce
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Lighting - Sconce
Laundry:	B		Lighting - Overhead

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, Public School, T-Station**
 Basement: **Yes Partially Finished, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **220 Volts, Circuit Breakers**
 Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Prog. Thermostat**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Patio, Professional Landscaping, Sprinkler System, Fenced Yard**
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**
 Insulation: **Full, Blown In, Fiberglass - Batts, Fiberglass - Rigid**
 Interior Features: **Cable Available, Internet Available - Unknown**
 Lot Description: **Paved Drive, Fenced/Enclosed, Level**
 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 Gas Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1950** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **Unknown**
 Lender Owned: **Undisclosed**

Tax Information

Pin #: **M:011 B:0202 L:0**
 Assessed: **\$797,700**
 Tax: **\$9,884** Tax Year: **2020**
 Book: **23728** Page: **94**
 Cert:
 Zoning Code: **RG**
 Map: Block: Lot: