



**MLS # 72718327 - New  
Condo - Duplex**

**55 Newland Rd - Unit 55**  
**Arlington, MA 02474-2605**  
**Middlesex County**  
 Unit Placement: **Upper**  
 Unit Level: **2**  
 Grade School: **Pierce**  
 Middle School: **Ottoson**  
 High School: **Arlington High**  
 Outdoor Space Available:  
 Handicap Access/Features:  
 Directions: **Park Ave Ext to Newland Road**

List Price: **\$739,000**  
 Total Rooms: **8**  
 Bedrooms: **4**  
 Bathrooms: **2f 0h**  
 Master Bath:  
 Fireplaces: **0**

**Remarks**

**Looking for an updated, spacious condominium in a fabulous location? This gorgeous 2 level home featuring 4 bedrooms & 2 baths offers the best of both worlds; an updated, bright interior in a prime location, on a corner lot across from Pierce Elementary. Sun-filled kitchen boasts maple cabinets, stainless appliances and granite countertops. You'll find hardwood floors, original woodwork and build-ins throughout the home! The 2nd level offers two more bedrooms, including a large Master with ample storage space. Master bath features double vanity and dual head shower. Central A/C and new hot water heater recently installed. Conveniently situated near many commuter routes, restaurants and shopping in Arlington Heights and Center. Come see this perfect mix of amenities and location!**

**Property Information**

Approx. Living Area: **1,973 Sq. Ft. (\$374.56/Sq. Ft.)** Approx. Acres: **0** Garage Spaces: **0**  
 Living Area Includes: Heat Zones: **1 Forced Air, Gas** Parking Spaces: **2 Off-Street, Paved Driveway**  
 Living Area Source: **Public Record** Cool Zones: **1 Central Air** Levels in Unit: **2**  
 Living Area Disclosures:  
 Disclosures:

**Complex & Association Information**

Complex Name: Units in Complex: **2** Complete: Units Owner Occupied: **2** Source: **2**  
 Association: **Yes** Fee: **\$150 Monthly**  
 Assoc. Fee Incls: **Reserve Funds**  
 Special Assessments: **No**

**Room Levels, Dimensions and Features**

| Room            | Level | Size | Features  |
|-----------------|-------|------|---|
| Living Room:    | 2     |      | Flooring - Hardwood, Lighting - Pendant   |
| Dining Room:    | 2     |      | Closet/Cabinets - Custom Built, Flooring - Hardwood, Lighting - Pendant   |
| Family Room:    | 2     |      | Flooring - Hardwood   |
| Kitchen:        | 2     |      | Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting, Gas Stove, Lighting - Pendant  |
| Master Bedroom: | 3     |      | Bathroom - Full, Closet, Flooring - Hardwood, Recessed Lighting   |
| Bedroom 2:      | 2     |      | Closet, Flooring - Hardwood, Lighting - Pendant   |
| Bedroom 3:      | 2     |      | Closet, Flooring - Hardwood, Lighting - Pendant   |
| Bedroom 4:      | 3     |      | Closet, Flooring - Hardwood, Lighting - Pendant   |
| Bath 1:         | 2     |      | Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Lighting - Sconce, Lighting - Pendant   |
| Bath 2:         | 3     |      | Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting |
| Laundry:        | B     |      | -   |
| Bonus Room:     | 2     |      | Flooring - Hardwood, Lighting - Sconce  |

**Features**

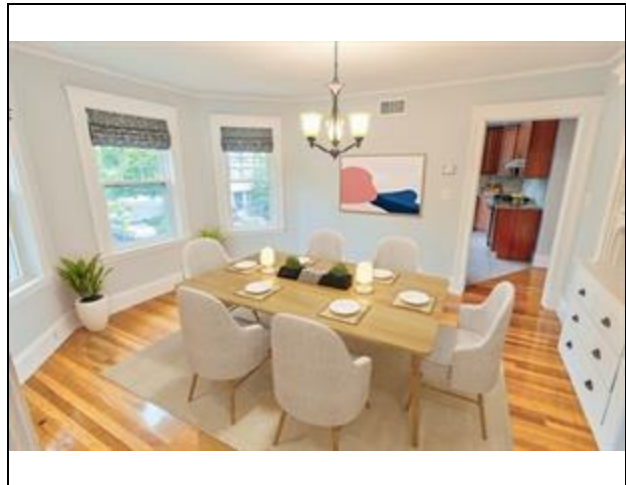
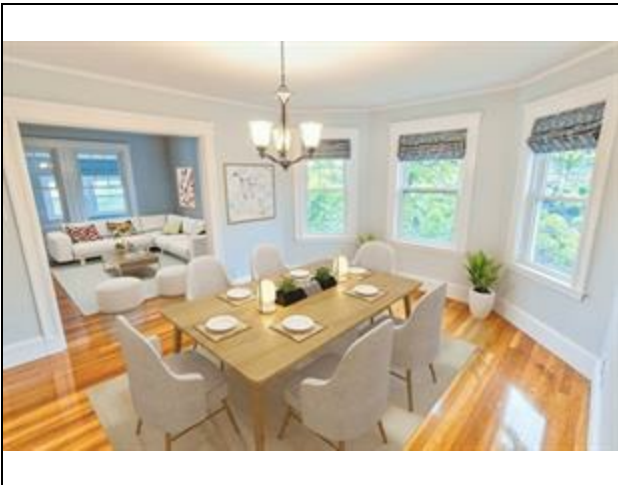
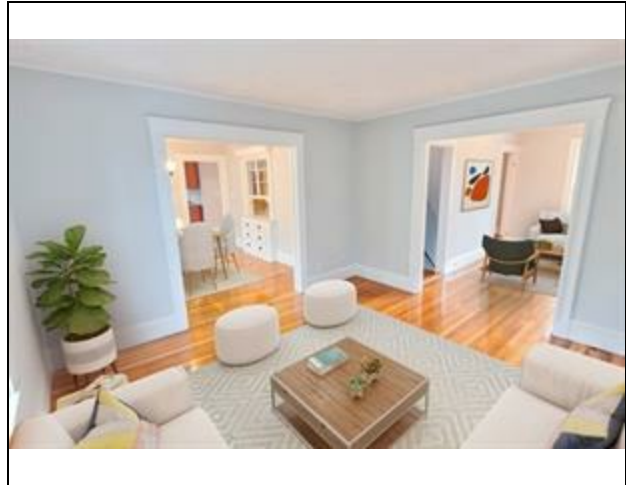
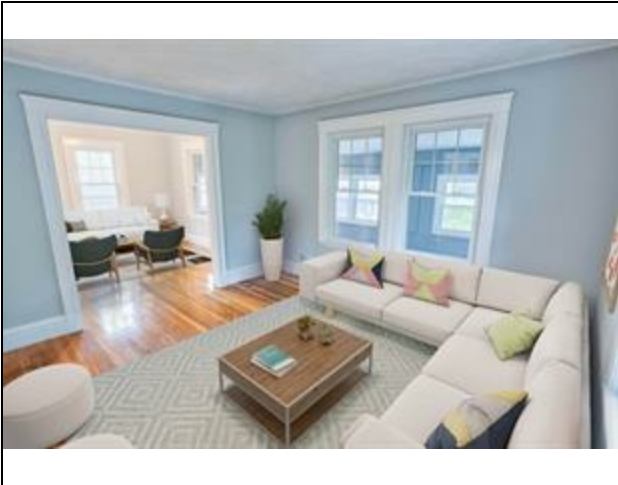
Area Amenities: **Public Transportation, Shopping, Park, Highway Access, House of Worship, Public School**  
 Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Association Pool: **No**  
 Basement: **Yes Walk Out, Concrete Floor, Unfinished Basement**  
 Beach: **No**  
 Construction: **Frame**  
 Docs in Hand: **Master Deed, Unit Deed, Floor Plans, Certificate of Insurance**  
 Electric Features: **Circuit Breakers**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch - Enclosed**  
 Flooring: **Tile, Hardwood**  
 Hot Water: **Natural Gas**  
 Insulation Features: **Fiberglass - Batts**  
 Interior Features: **Cable Available, Internet Available - Fiber-Optic**  
 Management: **Owner Association**  
 Pets Allowed: **Yes**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup**  
 Waterfront: **No**  
 Water View: **No**

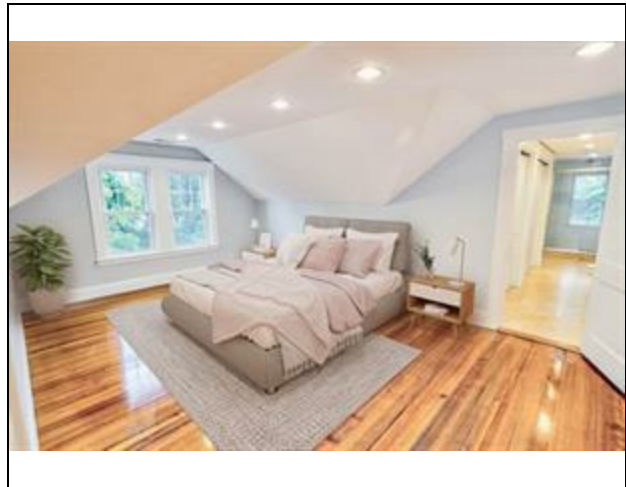
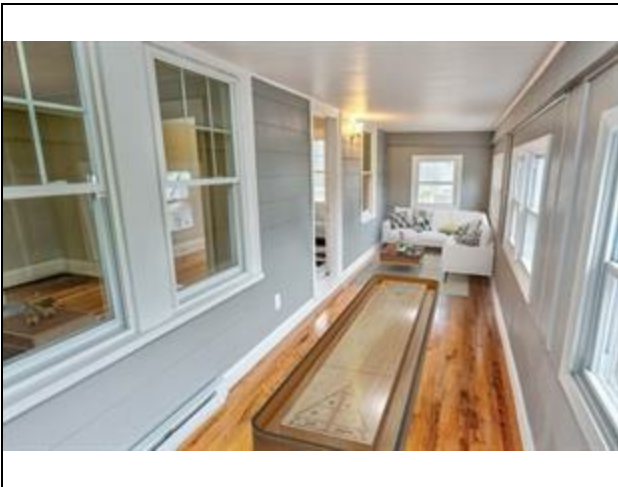
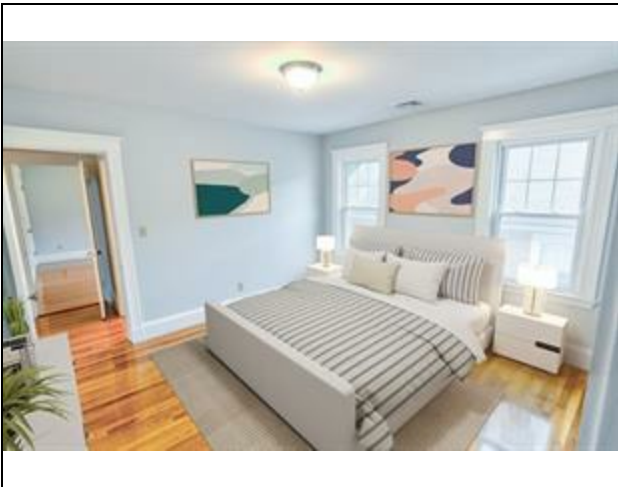
**Other Property Info**

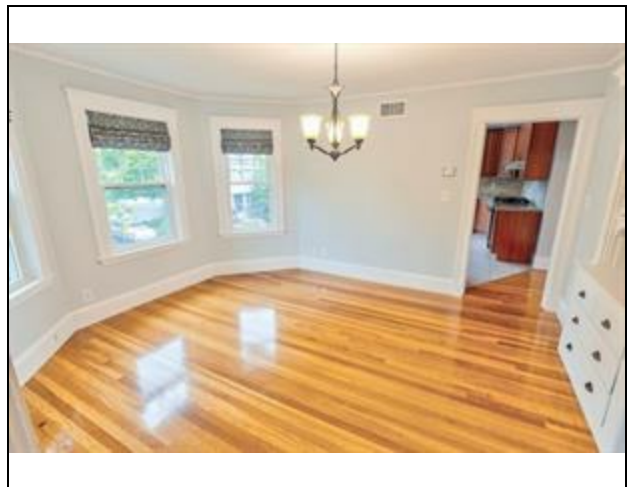
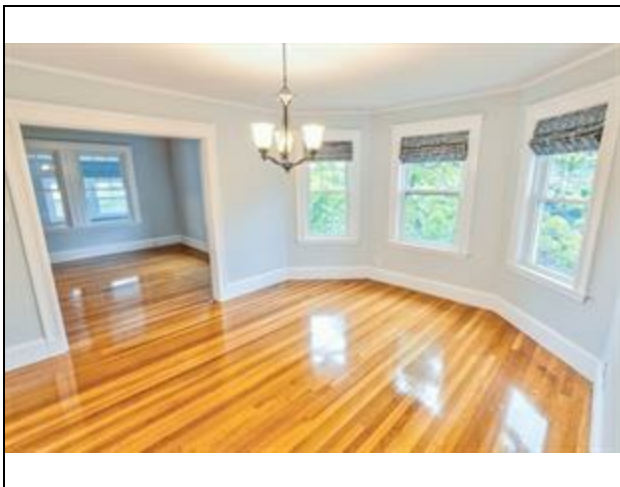
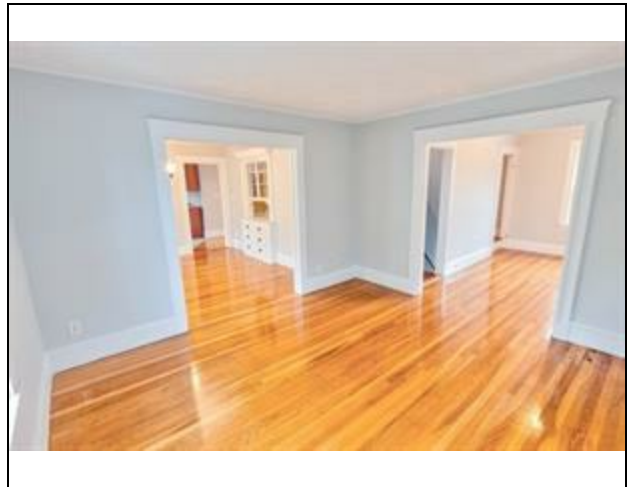
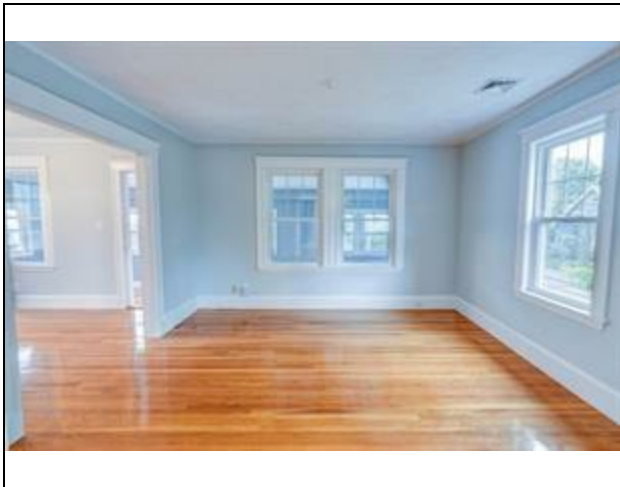
Disclosure Declaration: **No**  
 Exclusions:  
 Laundry Features: **In Building**  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built/Converted: **1923**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Actual**  
 Year Round:  
 Short Sale w/Lndr. App. Req: **Unknown**  
 Lender Owned: **Undisclosed**

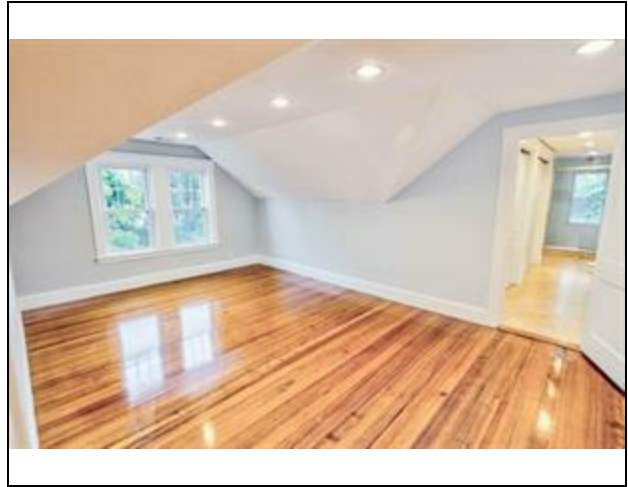
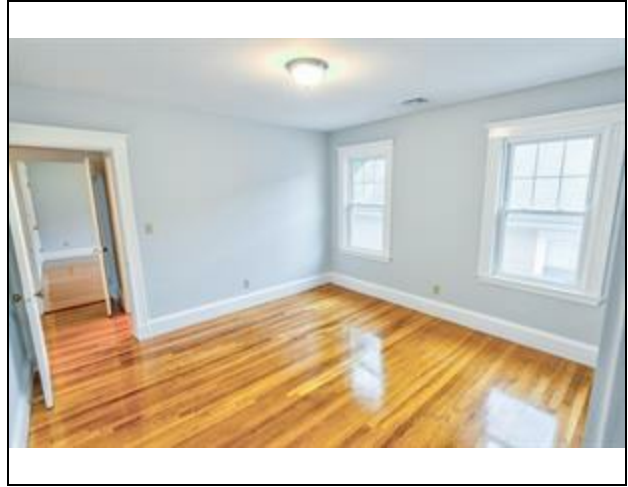
**Tax Information**

Pin #: **M:083.A B:0009 L:0055**  
 Assessed: **\$728,300**  
 Tax: **\$8,055** Tax Year: **2020**  
 Book: **59658** Page: **491**  
 Cert:  
 Zoning Code: **R2**  
 Map: Block: Lot:









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