



**MLS # 72714703 - New  
Single Family - Detached**

**55 Yale St  
Winchester, MA 01890-2428  
Middlesex County**  
Style: **Colonial**  
Color: **Grey**  
Grade School:  
Middle School:  
High School:  
Handicap Access/Features:  
Directions: **Wildwood to Yale**

List Price: **\$2,099,000**

Total Rooms: **12**  
Bedrooms: **5**  
Bathrooms: **3f 2h**  
Master Bath: **Yes**  
Fireplaces: **1**

**Remarks**

If you like to entertain, indoors and out, this house is for you! Located in the highly desirable Flats neighborhood, this 5 bedroom center entrance colonial was completely renovated in 2013, incorporating state-of-the-art updates while showcasing original details. Modern kitchen with Thermador professional appliances including 36" range. Superwhite granite countertops offer bar seating, flowing into open concept dining area. Sun-filled living room with gas fireplace, half bath & home office complete the first floor. Upstairs, in addition to two beds & full bath, you'll find a Master suite with a zero-entry glass shower featuring Hansgrohe fixtures & a custom double vanity. Two additional bedrooms & another full bath with glass penny tile complete 3rd floor. Lower level includes media room, exercise area & half bath. Step outside into an entertainer's dream; oversized bluestone patio with Lynx natural gas grill & refrigerator. Wifi-enabled systems include Central A/C, sprinkler.

**Property Information**

Approx. Living Area: **3,889 Sq. Ft.** Approx. Acres: **0.23 (9,866 Sq. Ft.)** Garage Spaces: **2 Detached, Garage Door Opener**  
Living Area Includes: Heat Zones: **4 Forced Air, Gas** Parking Spaces: **5 Paved Driveway**  
Living Area Source: **Public Record** Cool Zones: **4 Central Air, 2 Units** Approx. Street Frontage:  
Living Area Disclosures:  
Disclosures: **Seller is listing agent. Home inspection completed for review of all buyers interested in this home.**

**Room Levels, Dimensions and Features**

| Room            | Level | Size | Features   |
|-----------------|-------|------|--|
| Living Room:    | 1     |      | Flooring - Hardwood, French Doors, Lighting - Sconce, Lighting - Overhead, Decorative Molding  |
| Dining Room:    | 1     |      | Flooring - Hardwood, Lighting - Pendant, Lighting - Overhead, Decorative Molding   |
| Kitchen:        | 1     |      | Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Remodeled, Stainless Steel Appliances, Gas Stove, Lighting - Overhead, Crown Molding                                       |
| Master Bedroom: | 2     |      | Closet, Flooring - Hardwood, Lighting - Overhead, Crown Molding  |
| Bedroom 2:      | 2     |      | Closet, Flooring - Hardwood, Lighting - Overhead   |
| Bedroom 3:      | 2     |      | Closet, Flooring - Hardwood  |
| Bedroom 4:      | 3     |      | Closet, Flooring - Hardwood, Lighting - Overhead   |
| Bedroom 5:      | 3     |      | Closet - Walk-in, Closet, Flooring - Hardwood, Lighting - Sconce, Lighting - Overhead  |
| Bath 1:         | 1     |      | Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Crown Molding   |
| Bath 2:         | 2     |      | Bathroom - Full, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Remodeled, Crown Molding  |
| Bath 3:         | 2     |      | Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Low Flow Toilet, Lighting - Overhead |
| Laundry:        | B     |      | Flooring - Stone/Ceramic Tile, Laundry Sink  |
| Media Room:     | B     |      | Flooring - Wall to Wall Carpet, Recessed Lighting  |
| Exercise Room:  | B     |      | Flooring - Wall to Wall Carpet, Lighting - Overhead  |
| Office:         | 1     |      | Flooring - Hardwood, Cable Hookup, Lighting - Overhead   |

**Features**

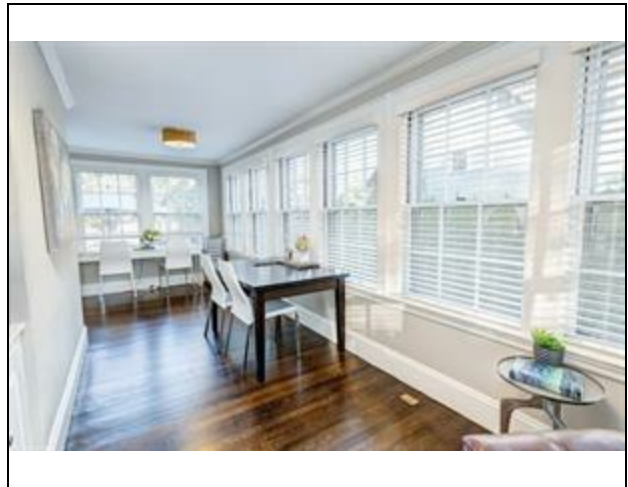
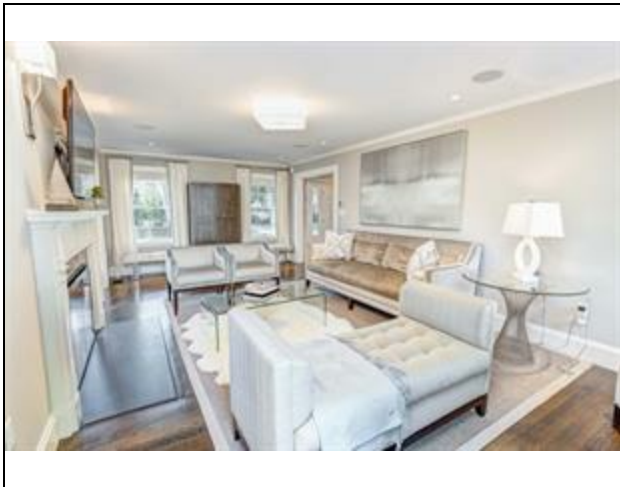
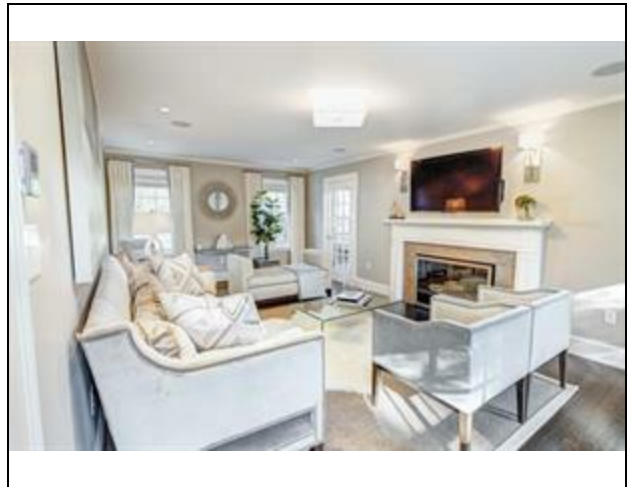
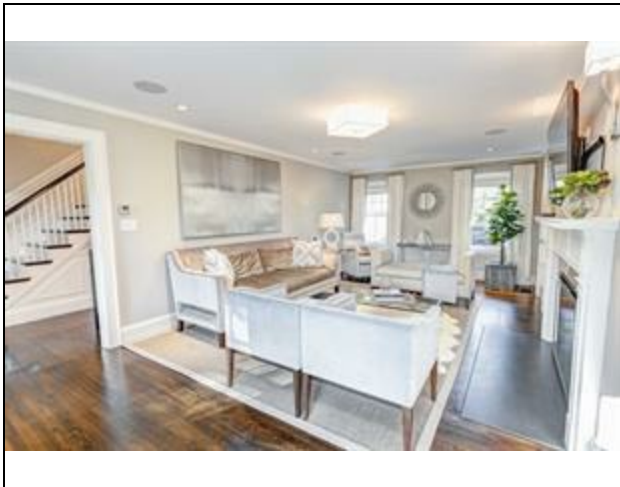
Appliances: **Range, Disposal, Microwave, Washer, Dryer, Water Treatment, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Vent Hood, Other (See Remarks)**  
Area Amenities: **Walk/Jog Trails, Medical Facility, Conservation Area, Highway Access, Public School, T-Station**  
Basement: **Yes Full, Finished, Interior Access, Bulkhead, Radon Remediation System, Dirt Floor, Concrete Floor**  
Beach: **No**  
Construction: **Frame, Stone/Concrete**  
Electric: **Circuit Breakers**  
Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Prog. Thermostat**  
Exterior: **Clapboard, Wood**  
Exterior Features: **Patio, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, Invisible Fence**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Natural Gas**  
Insulation: **Full, Cellulose - Sprayed, Spray Foam**  
Interior Features: **Security System, Cable Available, Wired for Surround Sound, Internet Available - Fiber-Optic**  
Lot Description: **Paved Drive**  
Road Type: **Public, Sidewalk**  
Roof Material: **Asphalt/Fiberglass Shingles, Rubber**  
Sewer Utilities: **City/Town Sewer**  
Utility Connections: **for Gas Range, for Gas Dryer, for Electric Dryer, Washer Hookup, Generator Connection, Outdoor Gas Grill Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

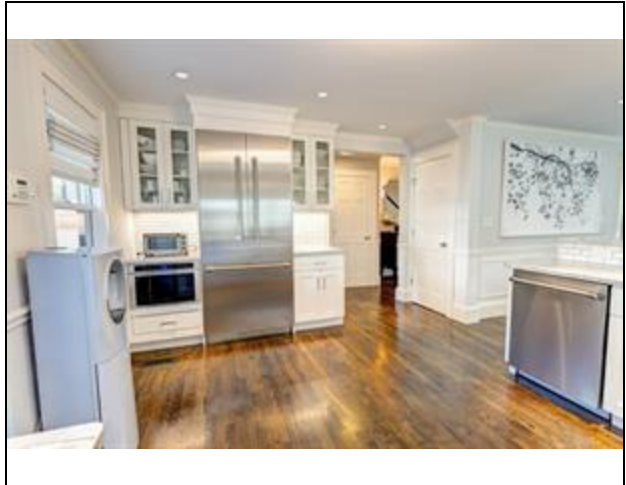
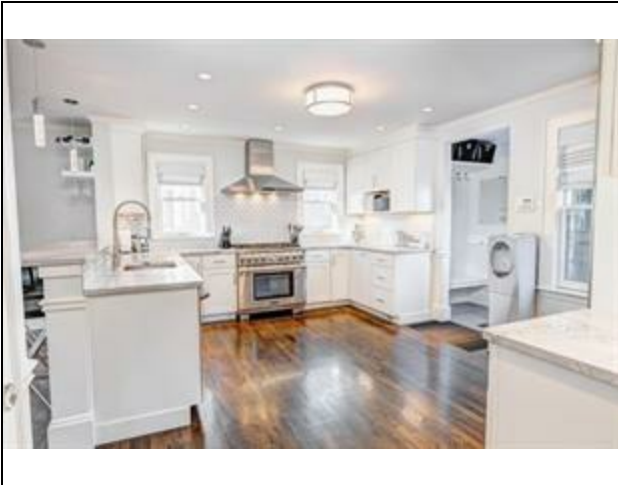
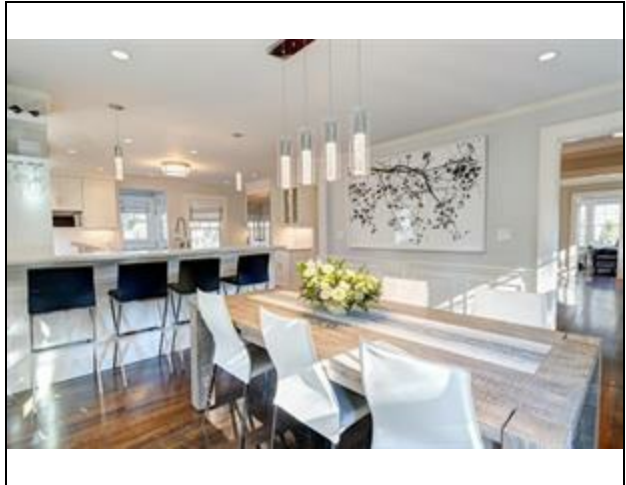
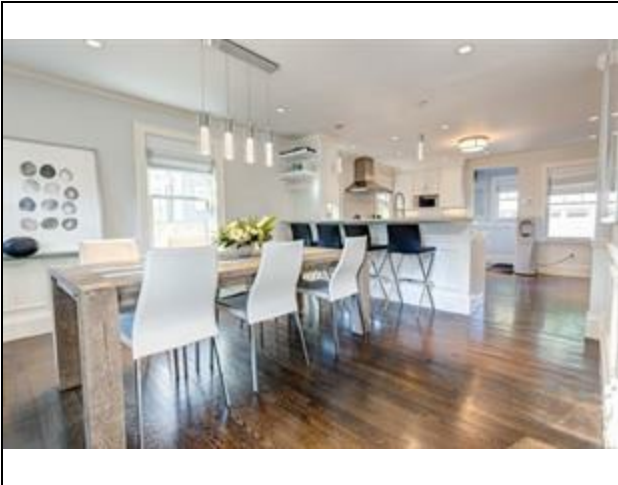
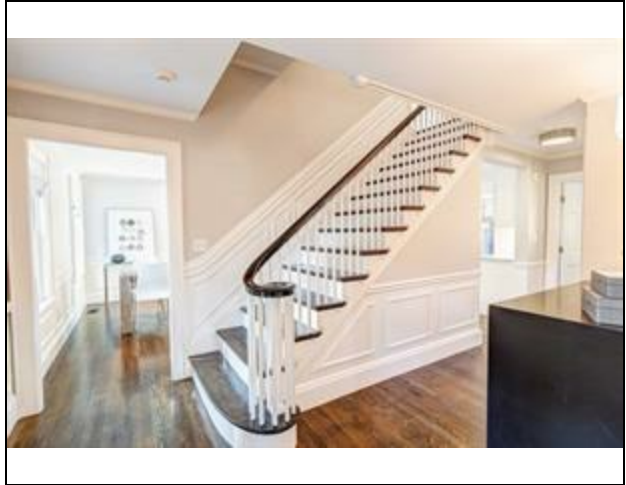
**Other Property Info**

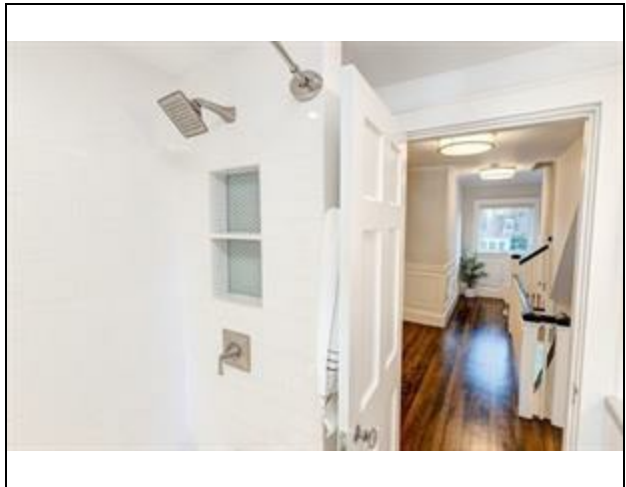
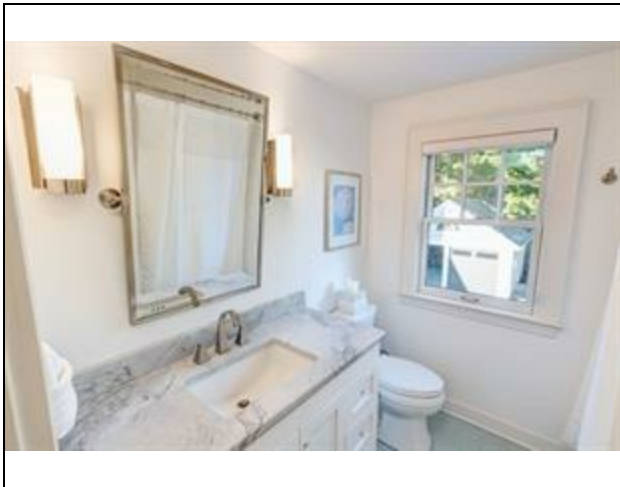
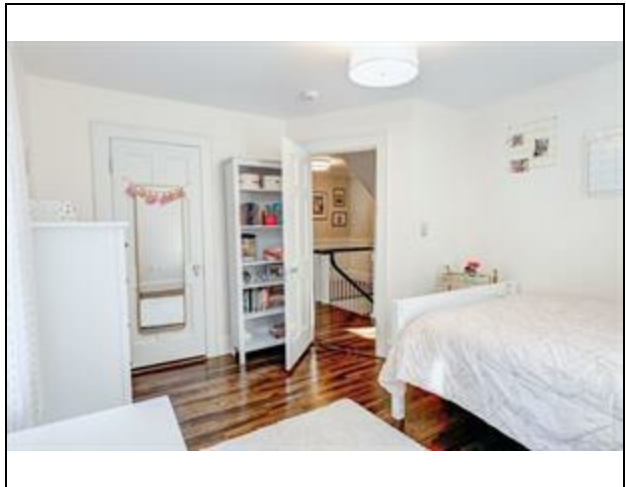
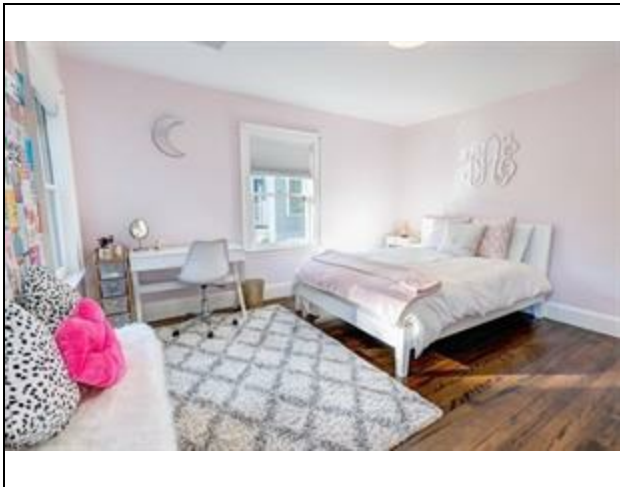
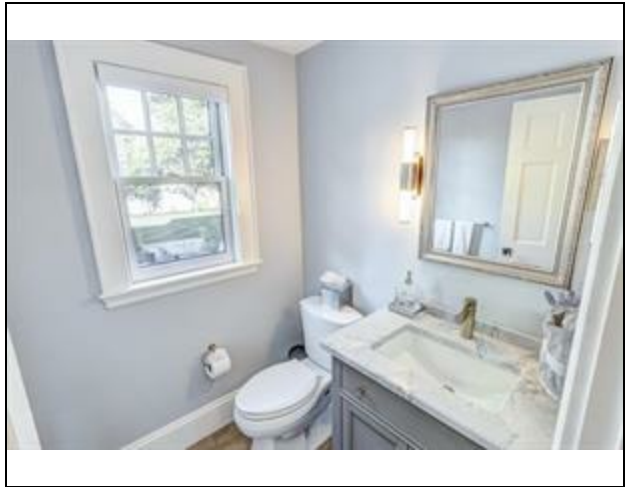
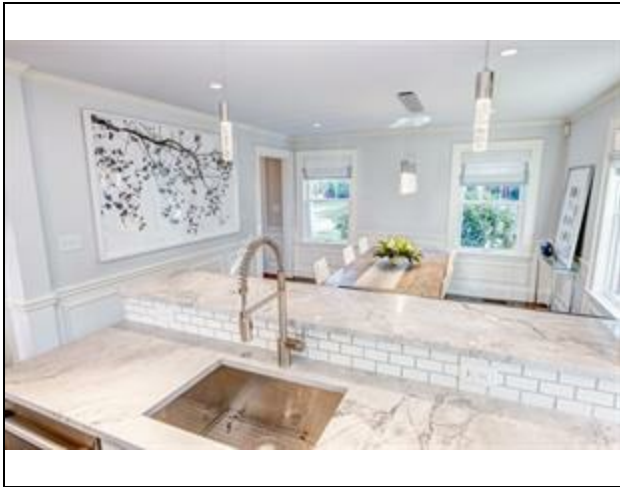
Disclosure Declaration: **No**  
Exclusions: **Mounted TVs, Sonos sound bar/sub, washer/dryer, living room drapes**  
Facing Direction: **Southwest**  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1923** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **Unknown**  
Lender Owned: **Undisclosed**

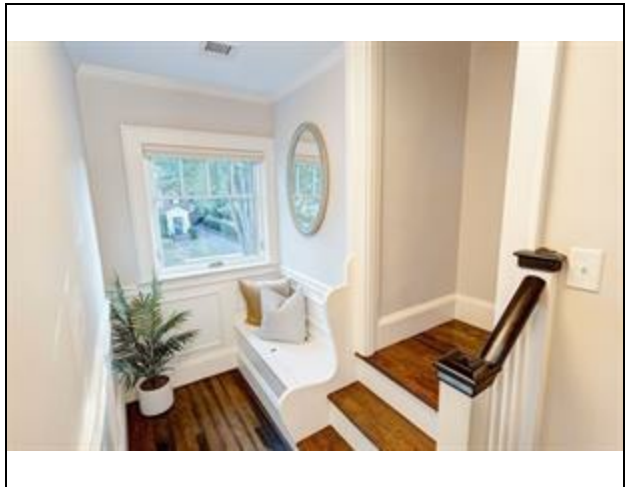
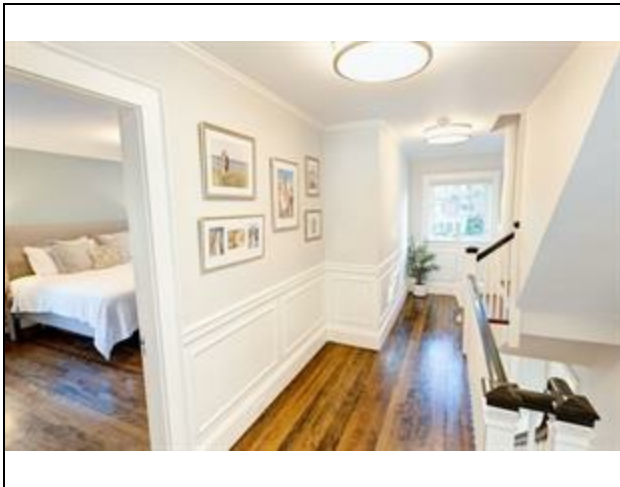
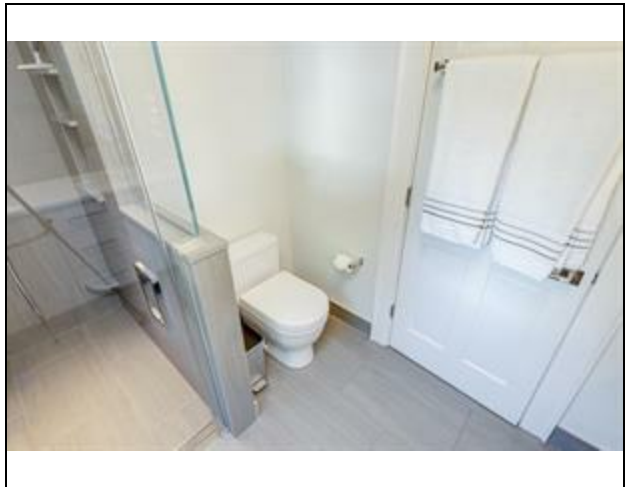
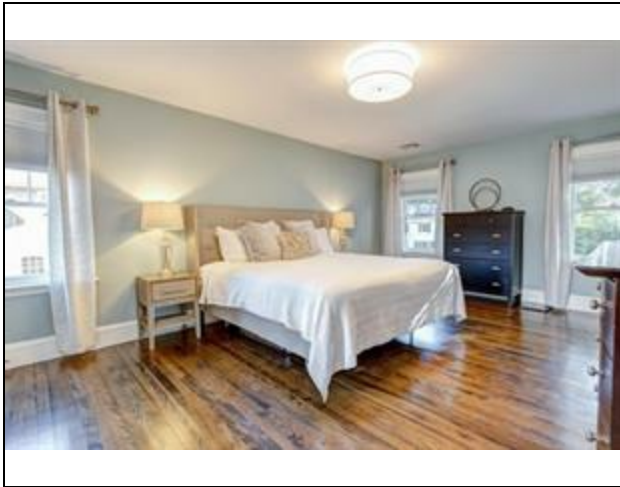
**Tax Information**

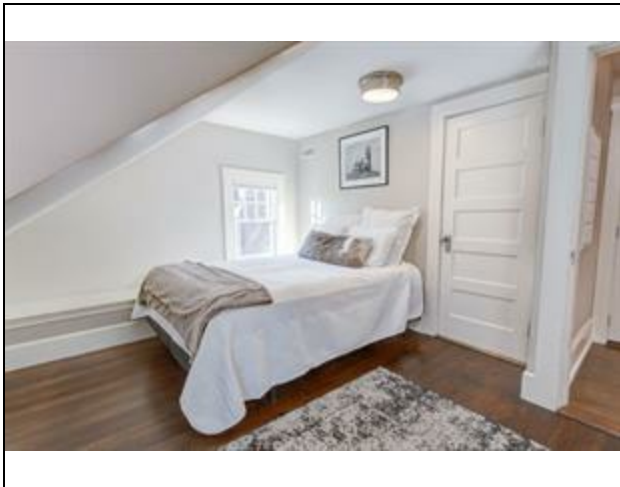
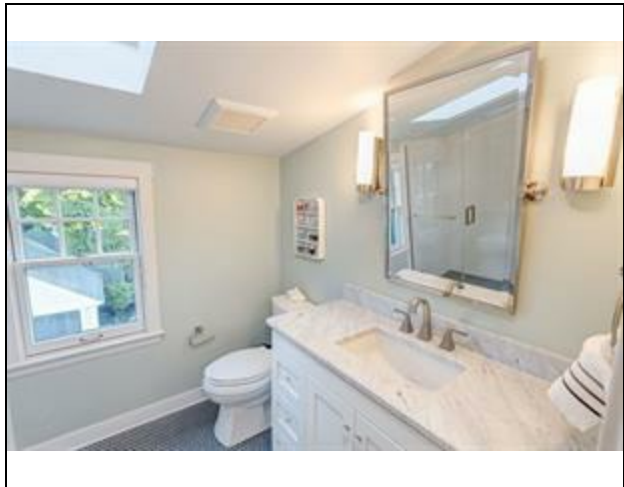
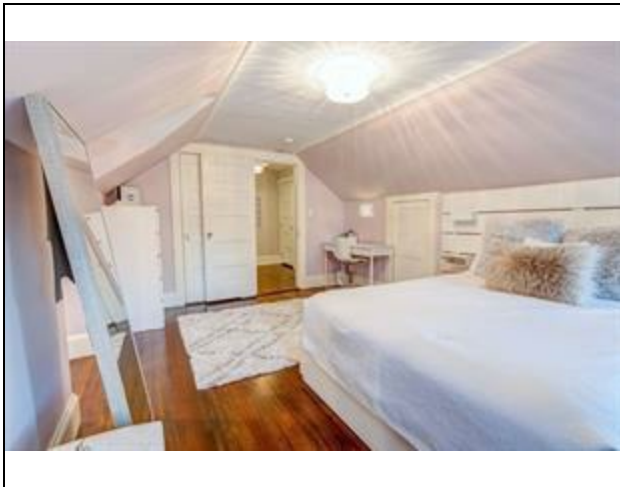
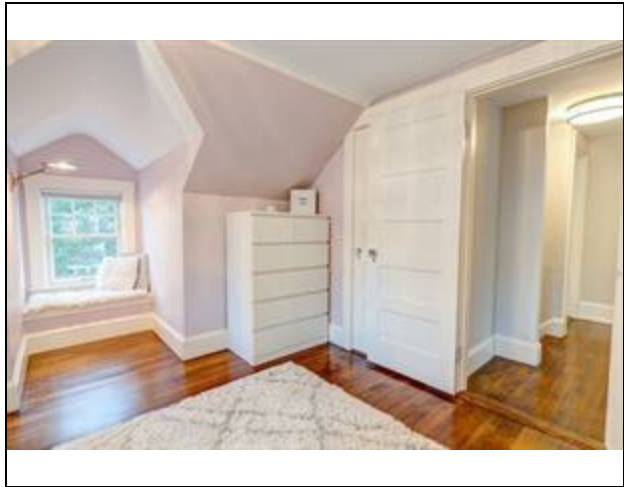
Pin #: **M:018 B:0231 L:0**  
Assessed: **\$1,645,000**  
Tax: **\$20,382** Tax Year: **2020**  
Book: **62371** Page: **302**  
Cert: **000000168142**  
Zoning Code: **RDB**  
Map: Block: Lot:

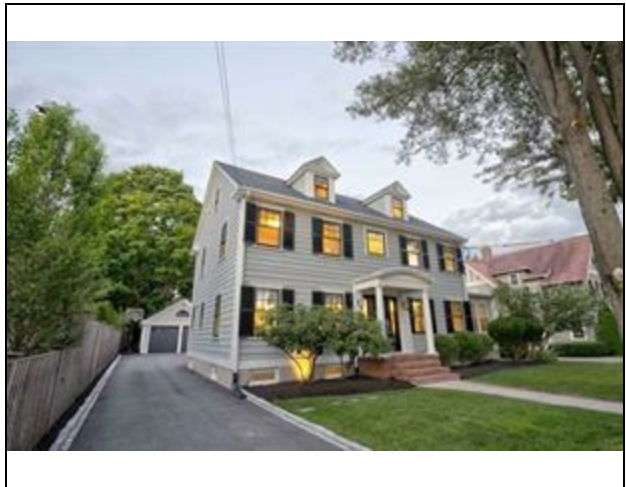












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