



**MLS # 72722117 - New
Single Family - Detached**

**93 Sylvester Ave
Winchester, MA 01890-1523
Middlesex County**

List Price: **\$849,000**

Style: **Colonial, Gambrel /Dutch**

Total Rooms: **9**

Color:

Bedrooms: **3**

Grade School: **Lynch**

Bathrooms: **2f 0h**

Middle School: **McCall**

Master Bath:

High School: **Winchester High**

Fireplaces: **0**

Handicap Access/Features:

Directions: **Middlesex to Sylvester or Main to Lake to Sylvester**

Remarks

Tucked away in a quiet neighborhood, you'll discover this charming gambrel home with welcoming farmer's porch and fabulous curb appeal! First floor features 9 feet ceilings, eat-in kitchen with maple cabinets, stainless steel appliances and window door out to back patio. Sun filled living and formal dining rooms with gorgeous wood floors, as well as a full bath, complete the first floor. Upstairs features two bedrooms, an updated bath with dual sinks, and a master bedroom with walk-in closet. Enjoy the private, fenced backyard with spacious patio and professionally manicured lawn. Ideal location, walkable to downtown shops and commuter rail to Boston. Just steps to the Tri-Community Greenway and path to Horn Pond, as well as Lynch elementary school and playground. This absolutely charming home awaits you!

Property Information

Approx. Living Area: **2,053 Sq. Ft.**

Approx. Acres: **0.11 (4,722 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **3 Hot Water Baseboard, Electric Baseboard, Gas**

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

Living Area Source: **Public Record**

Cool Zones: **5 Ductless Mini-Split System**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling Fan(s), Flooring - Hardwood, Cable Hookup, Crown Molding
Dining Room:	1		Flooring - Hardwood, Lighting - Pendant, Crown Molding
Kitchen:	1		Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Main Level, Breakfast Bar / Nook, Deck - Exterior, Exterior Access, Recessed Lighting, Stainless Steel Appliances, Lighting - Pendant
Master Bedroom:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Hardwood, Lighting - Pendant
Bedroom 3:	2		Closet, Flooring - Hardwood, Lighting - Pendant
Bath 1:	1		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Main Level, Lighting - Sconce, Lighting - Pendant, Pedestal Sink
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Lighting - Sconce
Laundry:	B		Flooring - Concrete
Bonus Room:	B		Cable Hookup, Flooring - Concrete

Features

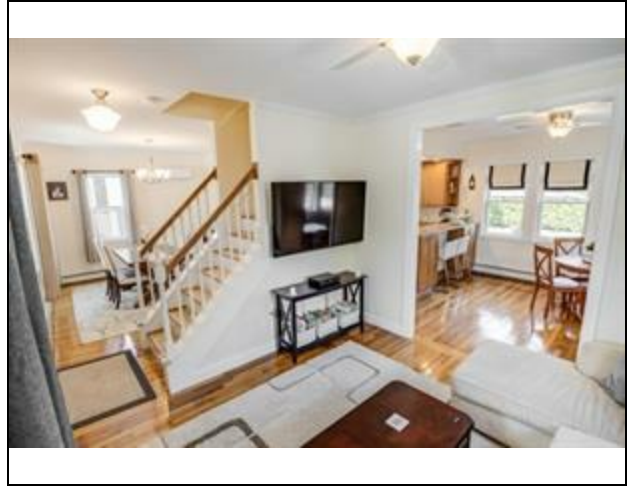
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Conservation Area, Highway Access, Public School, T-Station**
 Basement: **Yes Finished**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers**
 Energy Features: **Storm Doors**
 Exterior: **Vinyl**
 Exterior Features: **Deck, Patio, Professional Landscaping, Fenced Yard**
 Flooring: **Wood, Tile**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**
 Insulation: **Full, Fiberglass**
 Interior Features: **Cable Available, Internet Available - DSL**
 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 Electric Range, for Gas Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

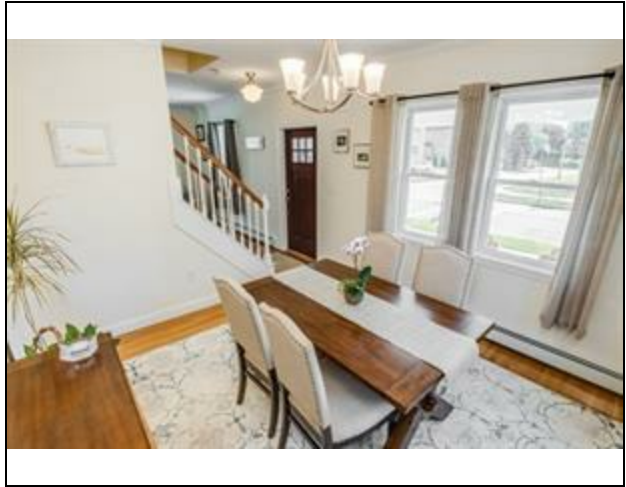
Other Property Info

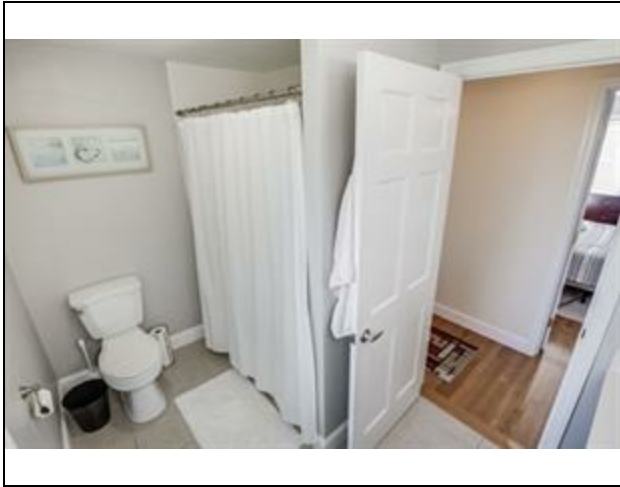
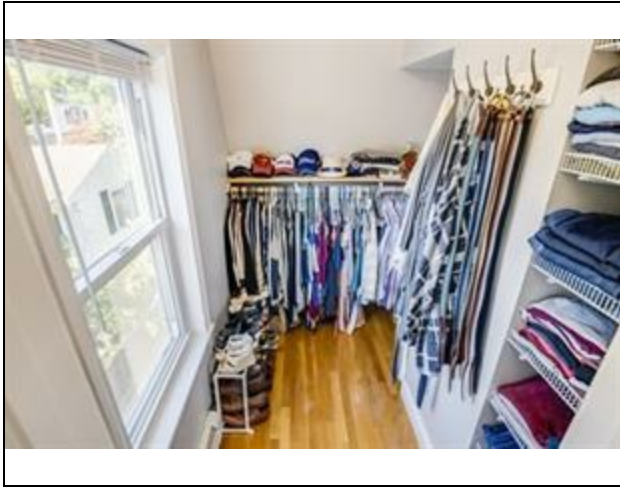
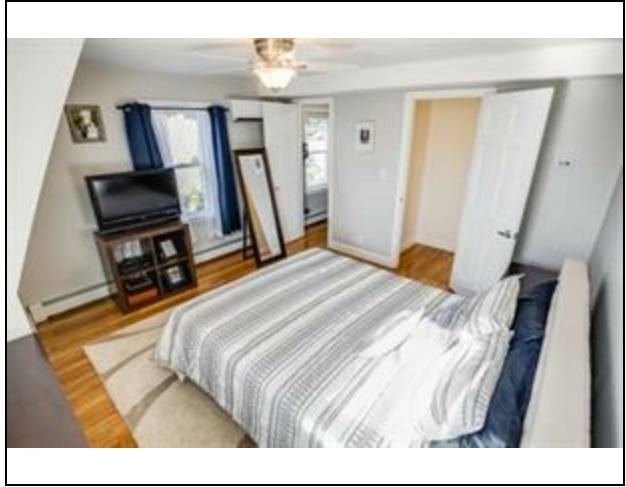
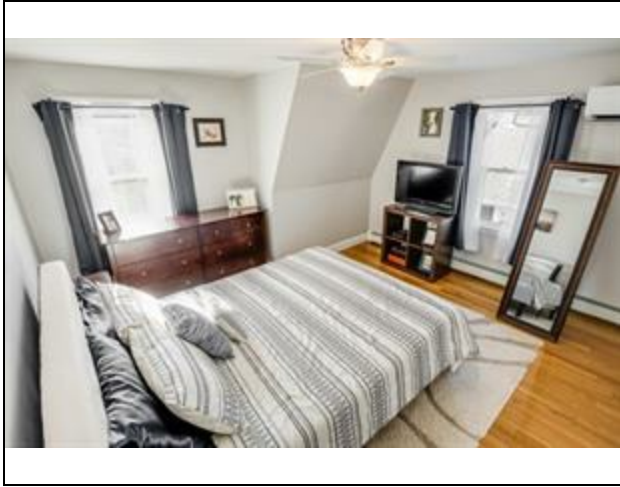
Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1928** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **Unknown**
 Lender Owned: **Undisclosed**

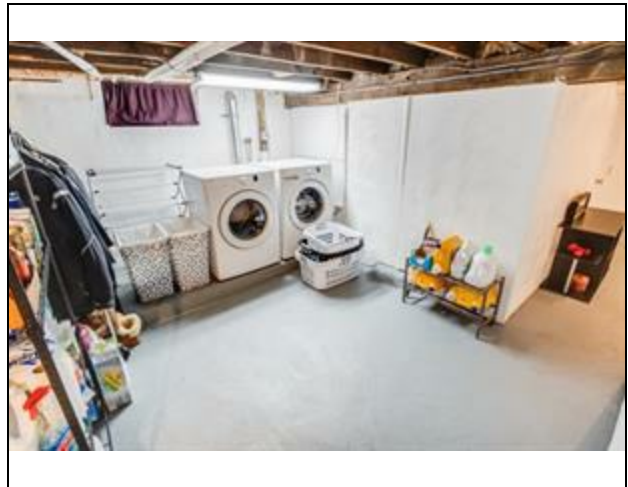
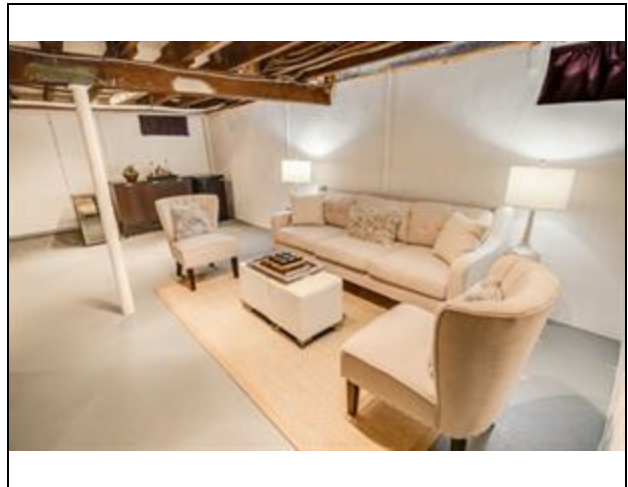
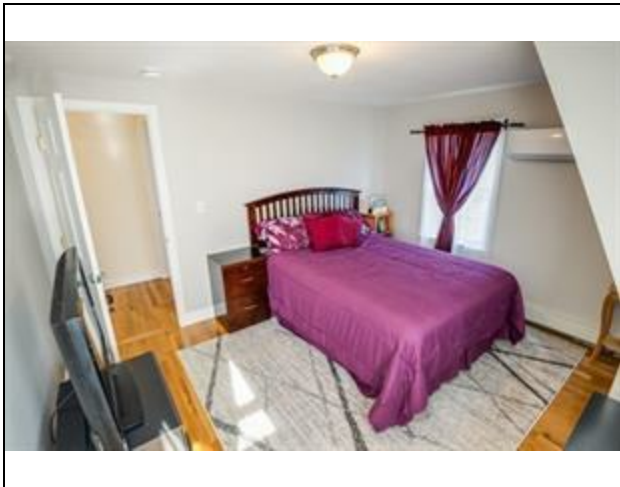
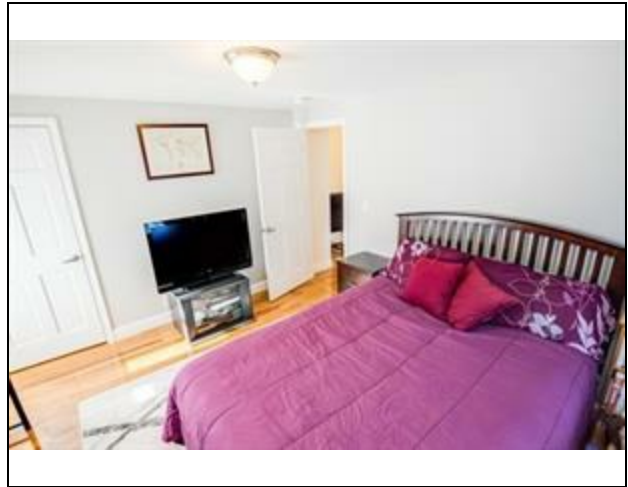
Tax Information

Pin #: **M:014 B:0117 L:0**
 Assessed: **\$739,700**
 Tax: **\$9,165** Tax Year: **2020**
 Book: **1391** Page: **149**
 Cert: **000001707104**
 Zoning Code: **RG**
 Map: Block: Lot:









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