



**MLS # 71086940 - Active**  
**Multi Family - 2 Family - 2 Units Up/Down**

**624 Main St** List Price: **\$599,900**  
**Watertown, MA 02472**  
**Middlesex County**  
 Color: **Gray**  
 Total Units: **2** Total Floors: **2**  
 Total Rent: **\$0** Total Rooms: **12**  
 Total Bedrooms: **4** Total Full/Half Baths: **4/0**  
 Total Fireplaces: **0** Grade School:  
 Middle School: High School:  
 Directions: **Main St. between Watertown Square and Waltham Line**

**Remarks**

**Attractive two family on the bus line, 3 car under garage plus offstreet parking for 4 more cars. Both the first floor and second floor units have a 17 x 12 livingroom, 12 x 12 diningroom, bathroom, 11 x 10.5 kitchen, two bedrooms and a 19 x 13 familyroom with a 2nd bathroom off the familyroom. The familyrooms could be converted into master bedrooms with master bath! Two heating systems are hot water by oil, two electrical panels, one is fuses the other circuit breakers.**

**Property Information**

Approx. Living Area: <b>2990 sq. ft.</b>	Approx. Acres: <b>0.14 (6215 sq. ft.)</b>	Garage Spaces: <b>3</b>
Living Area Includes:	Heat/Cool Zones: <b>/</b>	Parking Spaces: <b>4 Off-Street</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>2/1</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$36600</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$36600</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>--</b>	

**Unit Descriptions**

**Unit #1**

Rooms: **6** Bedrooms: **2** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1525** Lease: **No**  
 Rooms: **Living Room, Dining Room, Kitchen, Family Room**  
 Rent Includes: **Water**

**Unit #2**

Rooms: **6** Bedrooms: **2** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1525** Lease: **No**  
 Rooms: **Living Room, Dining Room, Kitchen, Family Room**  
 Cooling: **Central Air**  
 Rent Includes: **Water**

**Features**

Area Amenities: **Public Transportation, Shopping**  
 Basement: **Yes Full, Garage Access, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Exterior: **Vinyl, Stone**  
 Flooring: **Plywood, Wall to Wall Carpet**  
 Foundation Size: **00000**  
 Foundation Description: **Concrete Block**  
 Hot Water: **Tankless**  
 Lot Description: **Paved Drive**  
 Road Type: **Public, Paved, Publicly Maint.**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Leases expiire Aug. 31st**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1943** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$535,600**  
 Tax: **\$6555** Tax Year: **2010**  
 Book: **24447** Page: **438**  
 Cert:  
 Zoning Code: **Res**  
 Map: Block: Lot:

**Market Information**

Listing Date: <b>5/27/2010</b>	Listing Market Time: MLS# has been on for <b>40</b> day(s)
Days on Market: Property has been on the market for a total of <b>40</b> day(s)	Office Market Time: Office has listed this property for <b>40</b> day(s)
Expiration Date:	
Original Price: <b>\$619,000</b>	
Off Market Date:	
Sale Date:	