



MLS # 71097466 - Active

Condo - 2/3 Family

13 Dennison St - Unit 1

List Price: \$299,900

Waltham, MA 02453

Middlesex County

Total Rooms: 8

Bedrooms: 3

Full/Half/Master Baths: 2/0/No

Fireplaces: 0

Unit Placement: --

Unit Level: 1

Grade School: Stanley

Middle School: McDevitt

High School: Waltham High

Directions: Crescent St to Woerd Ave to right on Riberview and left on Dennison

Remarks

Awesome location, Dennison St is in the area known as "The Island" near the purgatory cove section of the Charles River. Minutes from Moody St. and public transportation, it has an updated kitchen with new stainless steel appliances. Seller is leaving the refrigerator, washer and dryer. Nice hardwood floors, replacement windows, closed in porch can be used as an office. The third bedroom is in the basement - huge and has it's own bathroom and a kitchenette/snack bar.

Property Information

Approx. Living Area: 1535 sq. ft. (\$195.37/sq. ft.)

Approx. Acres:

Garage Spaces: 1 Detached

Living Area Includes: Finished Basement

Heat Zones: 1 Hot Water Baseboard, Gas

Parking Spaces: 2 Off-Street, Tandem

Living Area Source: Owner

Cool Zones: 0 None

of Living Levels: 2

Living Area Disclosures: 3rd BR 18x11 in basement

Complex & Association Information

Complex Name:

Units in Complex: 2 Complete: Yes

Units Owner Occupied: Source:

Association: Yes Fee: \$154

Fee Includes: Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13x12	--
Dining Room:	1	13x12	--
Kitchen:	1	13x11	Pantry, Stone / Granite / Solid Countertops
Master Bedroom:	1	12x11	--
Bedroom 2:	1	10x10	--
Bedroom 3:	B	18x11	--

Features

Area Amenities: Walk/Jog Trails, Conservation Area

Appliances: Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer

Association Pool:

Basement: Yes

Beach: No

Construction: Frame

Exterior: Asbestos

Exterior Features: Porch, Patio

Flooring: Wood, Tile

Hot Water: Natural Gas

Pets Allowed: Yes w/ Restrictions (See Remarks)

Roof Material: Asphalt/Fiberglass Shingles

Sewer and Water: City/Town Water, City/Town Sewer

Terms: Lender Approval Required

Utility Connections: for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup

Waterfront: No River, Walk to

Other Property Info

Adult Community: No

Disclosure Declaration: No

Disclosures: Third party approval required

Exclusions:

Lead Paint: Unknown

UFFI: Unknown Warranty Available: No

Year Built/Converted: 1970/2005

Year Built Source: Public Record

Year Built Desc: Approximate

Year Round: Yes

Tax Information

Pin #:

Assessed: \$280,200

Tax: \$3514 Tax Year: 2010

Book: 46519 Page: 57

Cert:

Zoning Code: Res A4

Map: Block: Lot:

Firm Remarks

Must give tenants 24 hours notice.

Market Information

Listing Date: 6/17/2010

Listing Market Time: MLS# has been on for 19 day(s)

Days on Market: Property has been on the market for a total of 89 day(s)

Office Market Time: Office has listed this property for 19 day(s)

Expiration Date:

Original Price: \$299,900

Off Market Date:

Sale Date: