

**MLS # 73105693 - New
Single Family - Detached**

**36 Moore St
Waltham, MA 02453
Middlesex County**
Style: **Ranch**
Color: **Moss green**
Grade School:
Middle School:
High School:
Approx. Acres: **0.2 (8,622 SqFt)**
Handicap Access/Features:
Directions: **Use GPS.**

List Price: **\$635,000**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **0**
Approx. Street Frontage:

Remarks

Bordering Newton's Nonantum and a mere 0.6 miles from Moody St. aka Restaurant Row lies 36 Moore, a rare convergence of location, price and amenity. Nestled in a quiet neighborhood of tidy lawns, this story book ranch is perfect for those who seek a tranquil getaway. Come home to a verdant surrounding and a natural beauty that changes as the seasons do. Inside is a space that is unbelievably light-filled, calm and cozy. Solid woodwork that reflects its mid-century roots; pointed archways that are charming and unique. Spaces for dining and living are open yet defined, with bedrooms privately tucked away to the side of house. There's an extra room and bath in the basement for those who wish to utilize more space. Come late spring/summer, enjoy the privilege of a house with a paved patio that overlooks an idyllic garden that is maintained by zoned irrigation. Lucky is the next owner of this home for it has been lovingly maintained by the family for decades- details in Seller's Disclosure!

Property Information

Approx. Living Area Total: **1,231 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**
Approx. Above Grade: **912 SqFt** Approx. Below Grade: **319 SqFt**
Living Area Disclosures:

Heat Zones: **4 Hot Water Baseboard, Electric Baseboard, Oil, Electric** Cool Zones: **0 None**
Parking Spaces: **6 Off-Street, Paved Driveway** Garage Spaces: **0**
Disclosures: **Taxes reflect Waltham's 2023 residential exemption of \$260,454.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Window(s) - Picture, Main Level, Exterior Access, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Main Level, Exterior Access, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	1		Ceiling Fan(s), Flooring - Hardwood, Closet - Double
Bedroom 2:	1		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 2:	B		Bathroom - Full
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Bonus Room:	B		Flooring - Wall to Wall Carpet

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Highway Access, T-Station**
Basement: **Yes Partially Finished, Interior Access, Bulkhead**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 100 Amps**
Energy Features: **Storm Doors, Prog. Thermostat**
Exterior: **Wood**
Exterior Features: **Patio, Storage Shed, Sprinkler System, Fenced Yard, Garden Area**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Tank**
Insulation: **Full, Fiberglass**
Interior Features: **Security System**
Lot Description: **Paved Drive, Fenced/Enclosed**
Road Type: **Public, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions: **Refer to Seller's Disclosure for list of inclusions.**
Facing Direction: **West**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1954** Source: **Public Record**
Year Built Description: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **R070 023 0010**
Assessed: **\$546,000**
Tax: **\$2,985.13** Tax Year: **2023**
Book: **26648** Page: **587**
Cert:
Zoning Code: **RA4**
Map: **070** Block: **023** Lot: **0010**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Keller Williams Realty** (978) 475-2111
Listing Agent: **Treetop Group** (781) 205-6099
Team Member(s): **Joan Bissdorf** (978) 831-0365
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Lock Box, Go Direct, Schedule with ShowingTime or Call 888-627-2775, Video Recording/Surveillance Device on Premises**
Showing: Facilitator: **Lock Box, Go Direct, Schedule with ShowingTime or Call 888-627-2775, Video Recording/Surveillance Device on Premises**
Special Showing Instructions: **Showings to begin at the first open house on Saturday, 11am.**

Firm Remarks

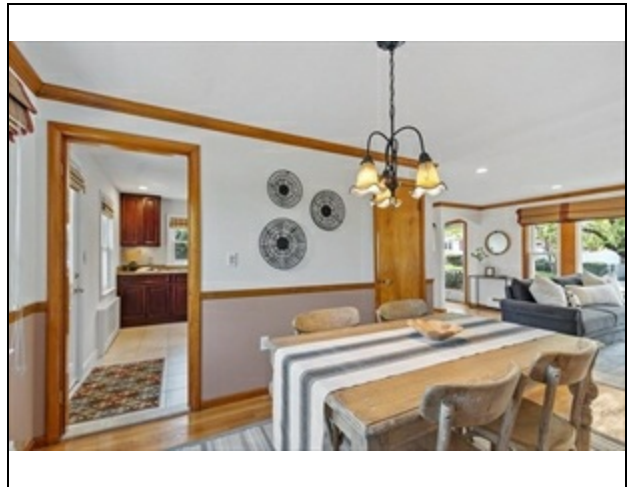
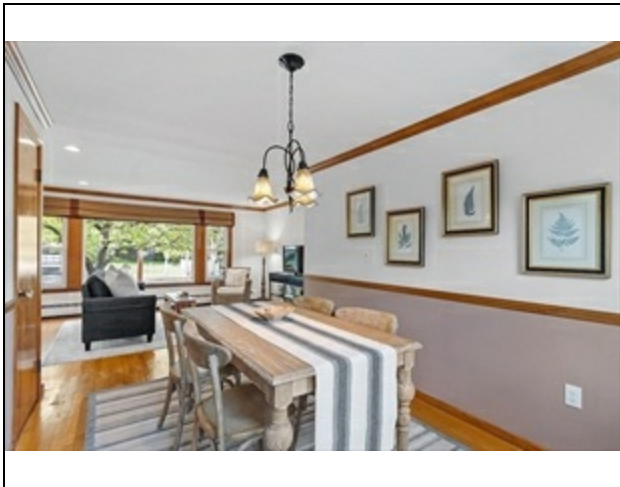
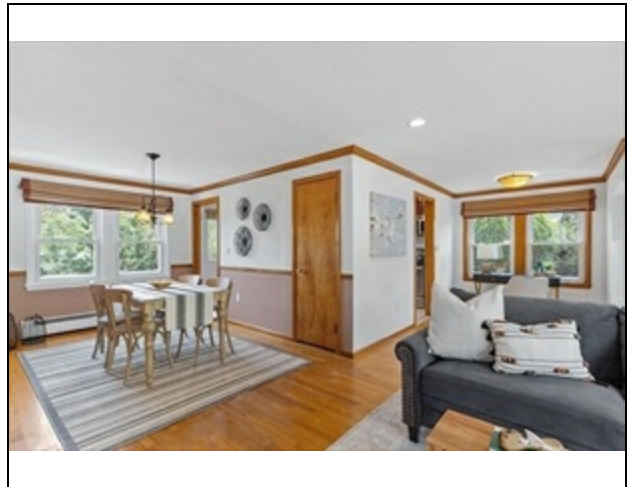
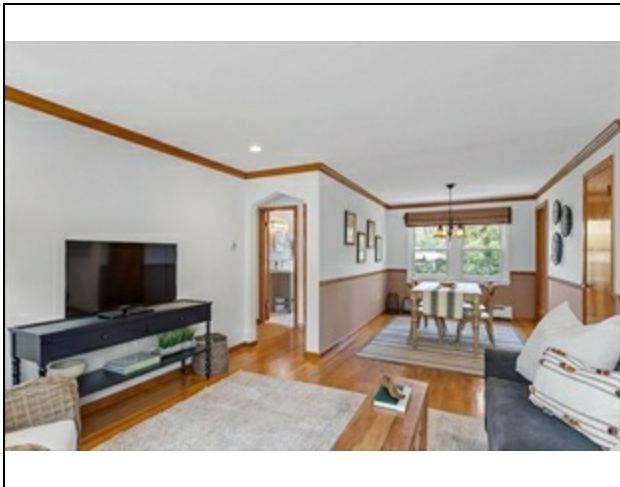
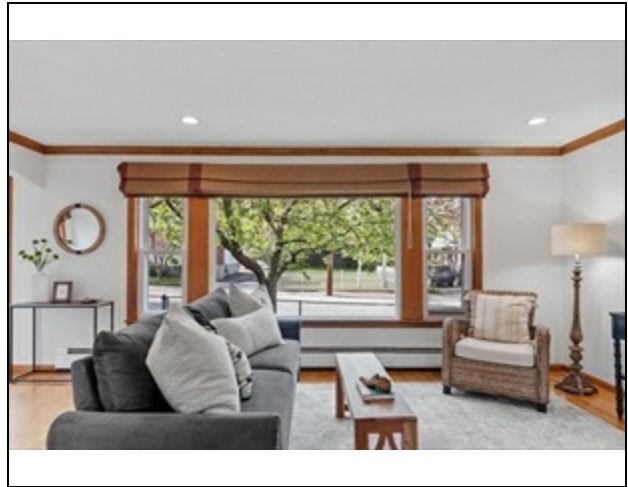
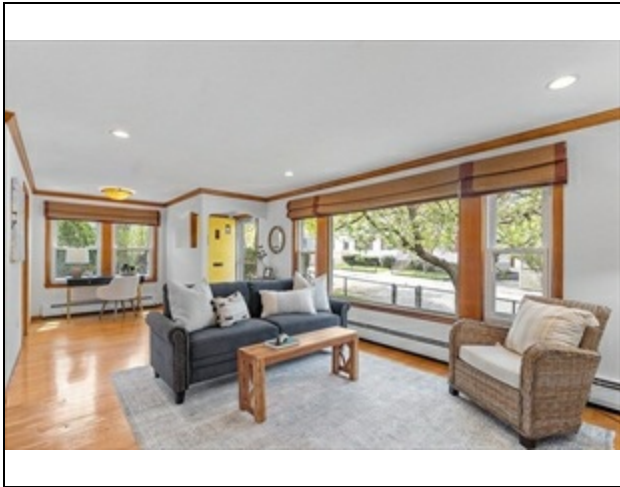
Showings to begin at the first open house on Saturday, 11am. Deadline and response to offers shall be after Tuesday (9 May) 6pm, without exception.

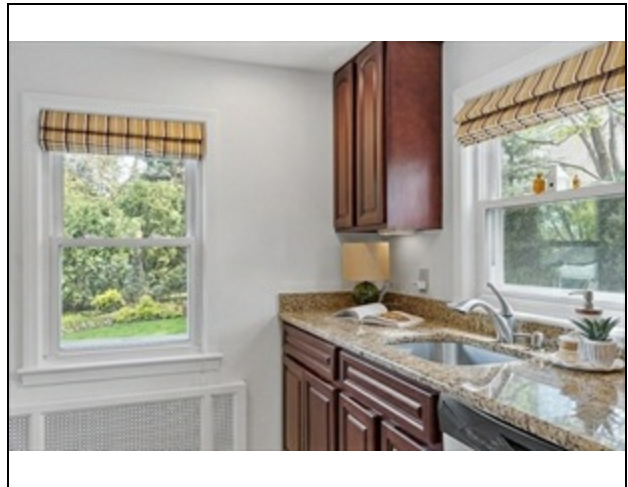
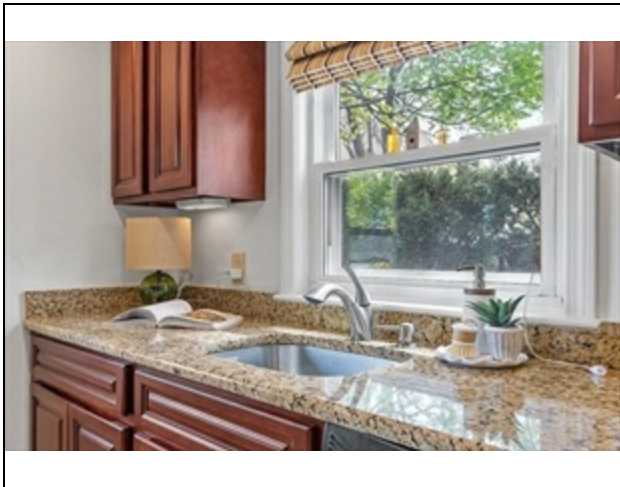
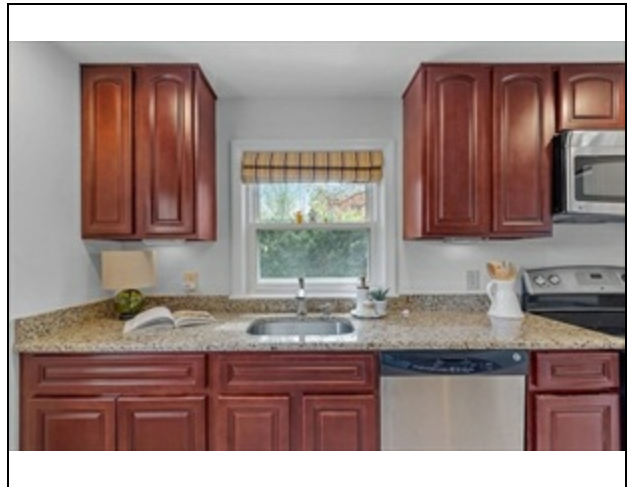
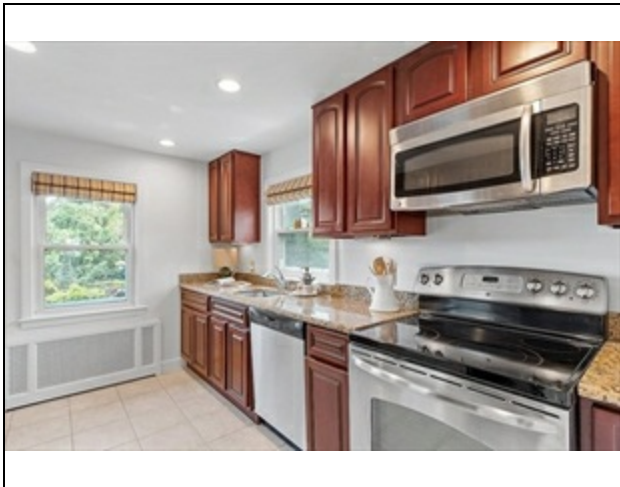
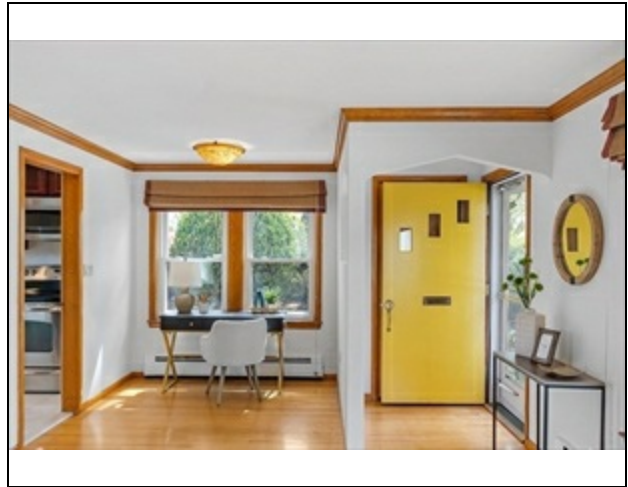
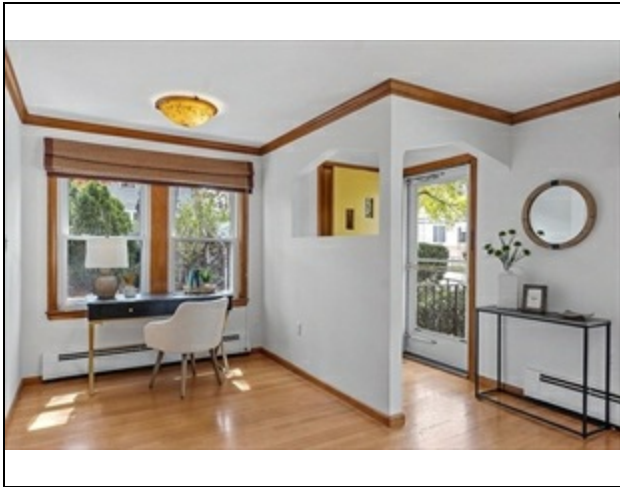
Market Information

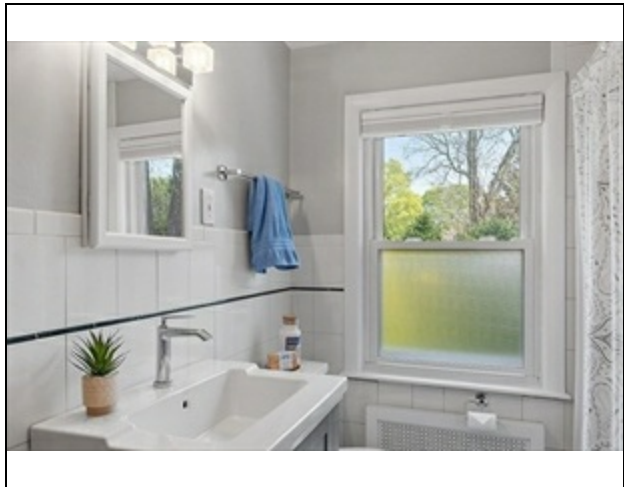
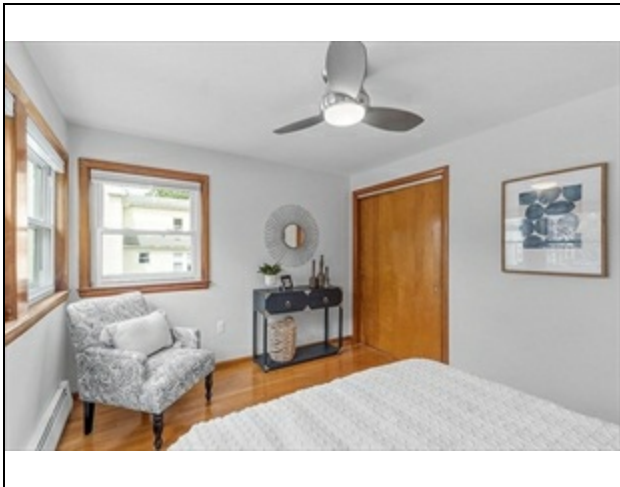
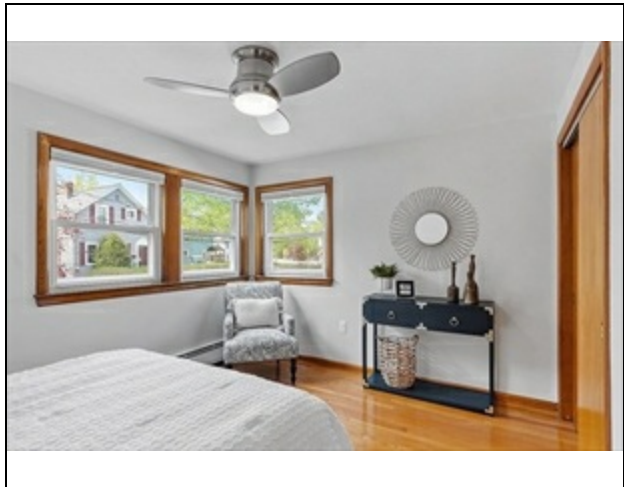
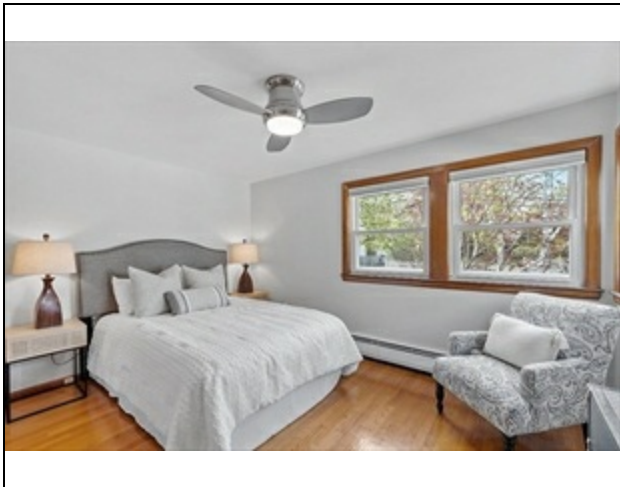
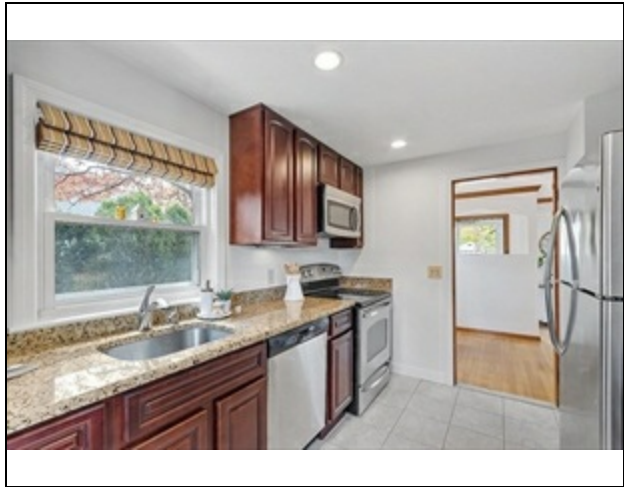
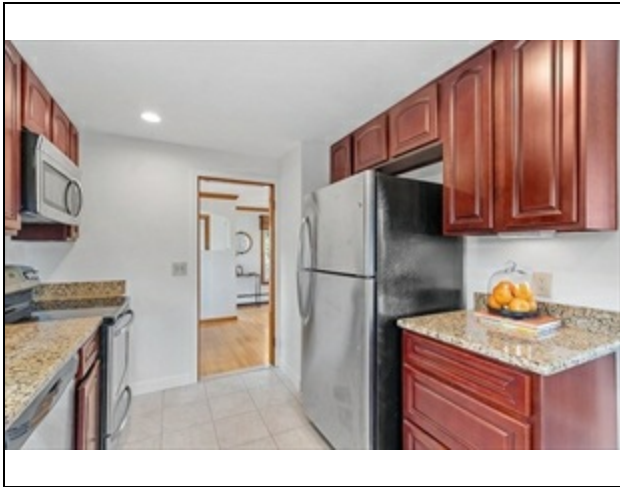
Listing Date: **5/2/2023**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$635,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

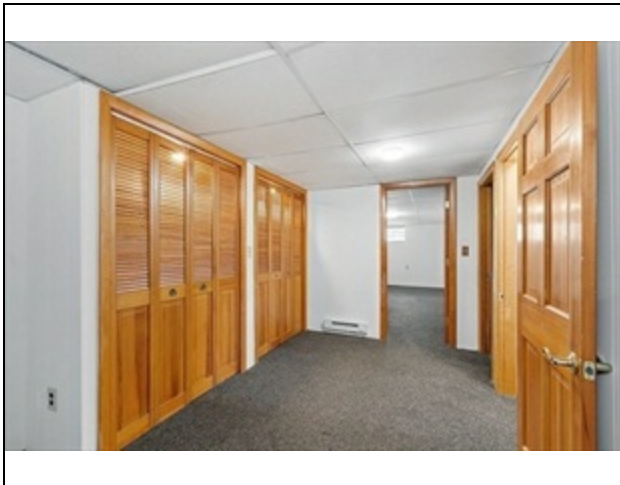
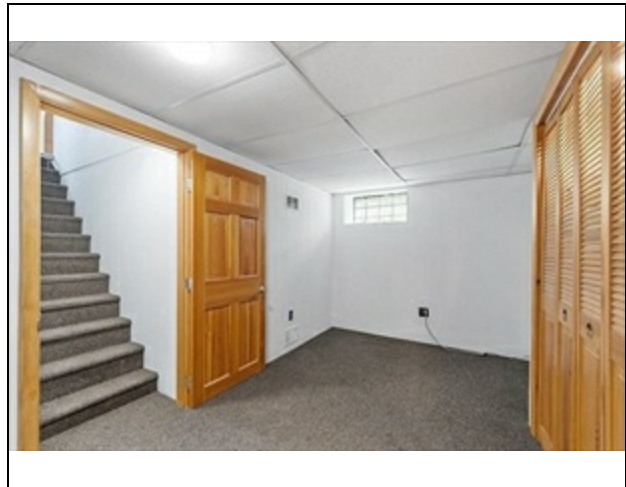
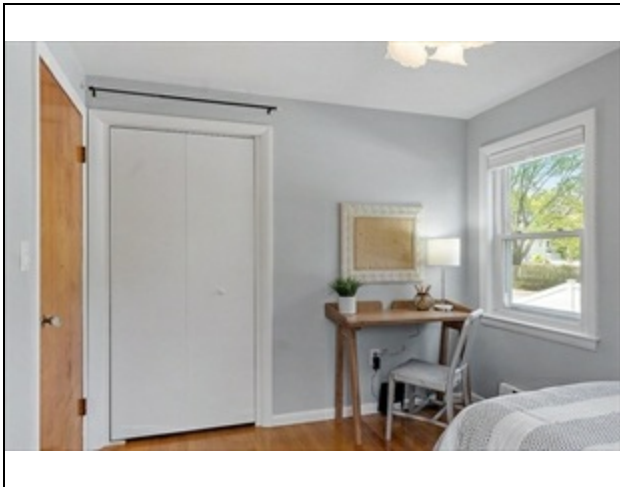
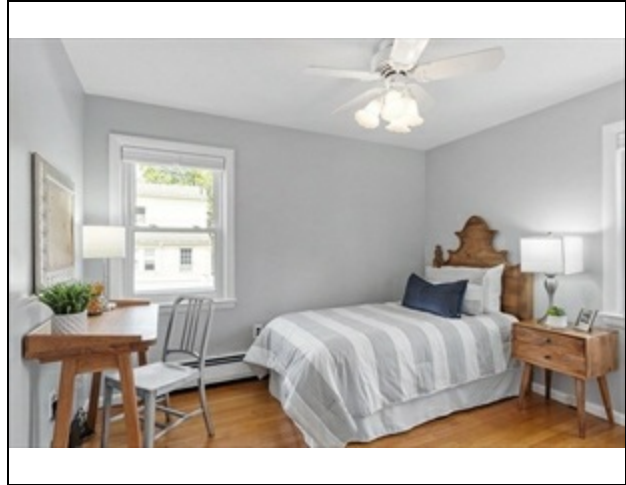
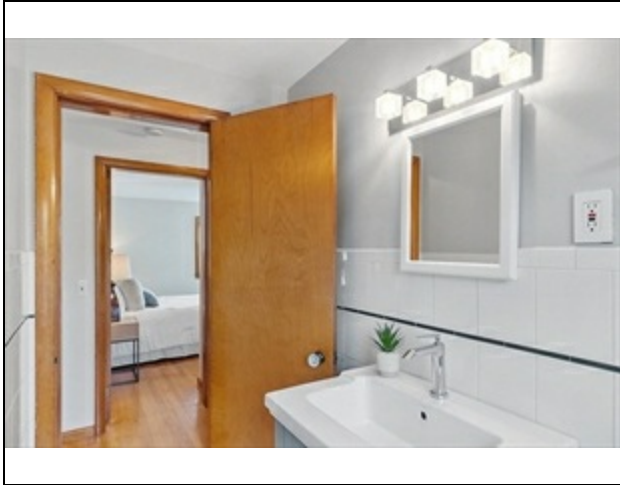
Market History for 36 Moore St, Waltham, MA 02453

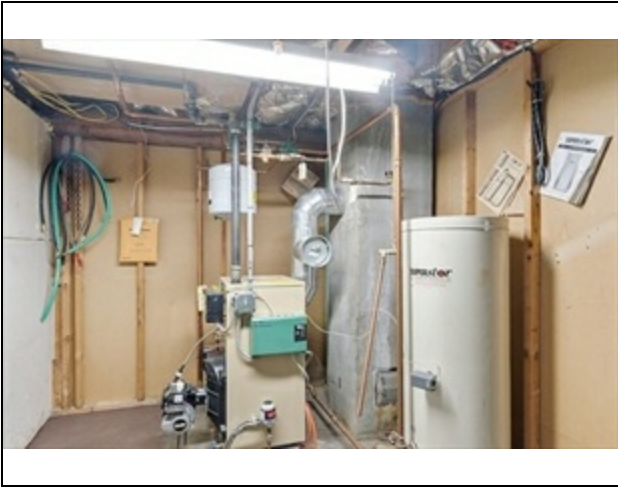
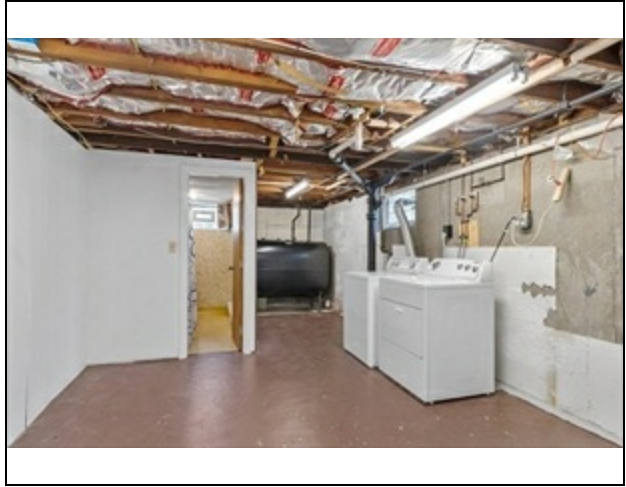
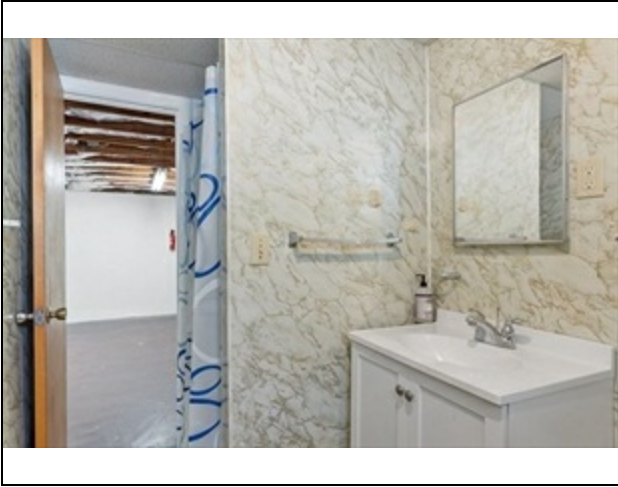
MLS #	Date			DOM	DTO	Price
73105693	5/2/2023	Listed for \$635,000	Treetop Group	0		\$635,000
Market History for Keller Williams Realty (G95022)				0		
Market History for this property				0		





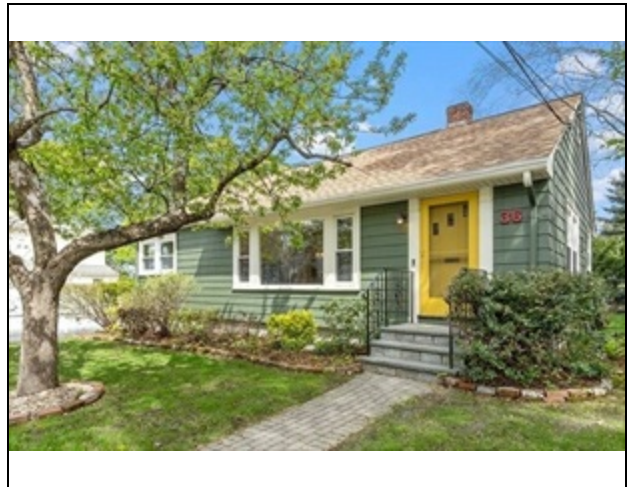
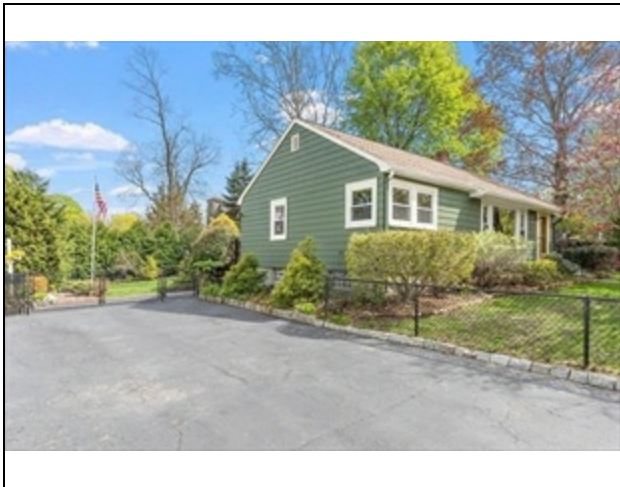
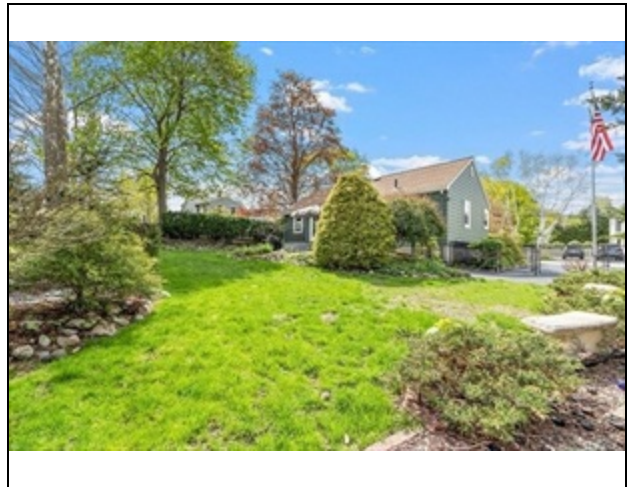
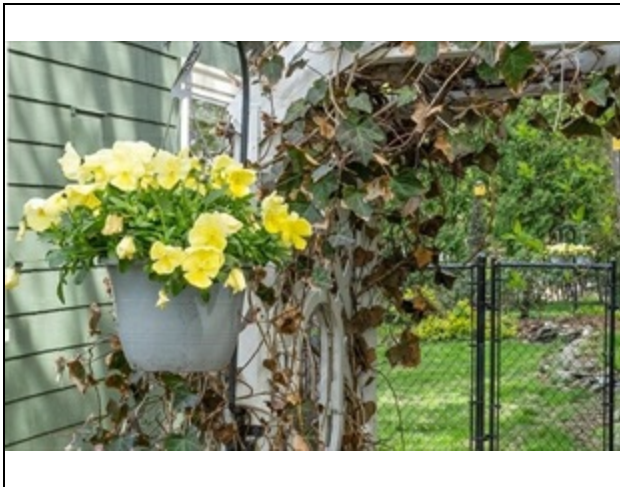






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