

IMPROVEMENTS

72 PUTNAM STREET, NEEDHAM

All Improvements Since 2015

- Complete renovation of kitchen, including stainless steel appliances
- New hardwood floors installed throughout the 1st floor, 2nd floor hallway & 3rd bedroom
- New custom carpeting in stairwells and master bedroom.
- Garage and basement flooring have been epoxied (incl. small storage room off of garage)
- Entire interior painted (incl. garage)
- Garage shelving/storage system installed (incl. closet under the front stairs)
- New lighting: foyer, stairwell to 2nd floor, dining room, kitchen, family room, powder room, hallways, master bathroom.
- New exterior lights: porch, front of garage, deck
- New light and fan in master bathroom & powder room
- Cordless window treatments in master bedroom and guest bedroom
- Roman shades in 3rd bedroom (aka home office)
- New washer & dryer in laundry room
- New faucets in master bathroom and powder
- ADT alarm system installed



**MLS # 72412329 - New
Condo - Townhouse**

**72 Putnam St - Unit 72
Needham, MA 02494-2225
Norfolk County**

List Price: **\$929,000**

Unit Placement:
Unit Level: **1**
Grade School: **Eliot**
Middle School: **Pollard**
High School: **Needham High**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Highland Ave to Cross Street/Putnam Street**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

Tasteful renovations and upgrades meet warm and casually elegant vibe in this stunning townhome in prime commuter location - minutes from 95 without seeing or hearing it! The fully renovated kitchen opens to family room which can also be used as a casual dining area beyond the eat-in peninsula. The open concept living continues with the dining and living rooms flowing into one another while sharing a 3-sided gas fireplace. The first floor, with all new maple hardwood floors, is completed with a full laundry room and powder room. Following the tall open foyer with gorgeous new carpet will lead you to 3 nice-sized bedrooms including the large master suite with its sunlit bathroom and long walk-in closet. Basement has good ceiling height and can easily be finished with a bathroom already rough-plumbed. The basement and 2-car garage have an epoxy floor and provide tremendous storage. Surprisingly great privacy in the backyard which features a deck and brick patio.

Property Information

Approx. Living Area: **2,640 Sq. Ft. (\$351.89/Sq. Ft.)** Approx. Acres:
Living Area Includes: Heat Zones: **Forced Air, Gas, Individual, Unit Control** Garage Spaces: **2 Attached, Under, Garage Door Opener, Storage**
Living Area Source: **Master Deed** Cool Zones: **Central Air, Individual, Unit Control** Parking Spaces: **2**
Living Area Disclosures: **Additional 616 square feet in basement with rough plumbing for bathroom** Levels in Unit: **2**
Disclosures:

Complex & Association Information

Complex Name: Units in Complex: **2** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$500 Monthly**
Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X14	Fireplace, Flooring - Hardwood, Open Floor Plan, Remodeled
Dining Room:	1	14X12	Fireplace, Flooring - Hardwood, Deck - Exterior, Open Floor Plan, Remodeled
Family Room:	1	14X14	Flooring - Hardwood, Open Floor Plan, Recessed Lighting, Remodeled
Kitchen:	1	14X13	Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Remodeled, Stainless Steel Appliances
Master Bedroom:	2	16X14	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	14X13	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2	12X12	Closet, Flooring - Hardwood
Bath 1:	2		Bathroom - Tiled With Tub & Shower, Skylight, Ceiling - Cathedral, Jacuzzi / Whirlpool Soaking Tub, Double Vanity
Bath 2:	2		Bathroom - Full, Bathroom - With Tub
Bath 3:	1		Bathroom - Half, Main Level
Laundry:	1		Main Level

Features

Area Amenities: **Public Transportation, Park, Highway Access, House of Worship, Public School, T-Station**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Association Pool: **No**
Basement: **Yes Full, Partially Finished, Interior Access, Garage Access, Radon Remediation System**
Beach: **No**
Construction: **Frame**
Energy Features: **Prog. Thermostat**
Exterior Features: **Deck - Wood, Patio, Screens, Gutters, Professional Landscaping, Sprinkler System**
Flooring: **Wall to Wall Carpet, Hardwood**
Interior Features: **Security System, Cable Available**
Pets Allowed: **Yes w/ Restrictions Cats, Small Dogs (Under 25 lbs), Large Dogs (Over 25 lbs), # Species Limitations (See Remarks)**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: Warranty Features:
Year Built/Converted: **1997**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:077.0 B:0022 L:0072.0**
Assessed: **\$719,300**
Tax: **\$8,545** Tax Year: **2018**
Book: **0** Page: **0**
Cert: **00001331516**
Zoning Code: **GR**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Benoit Mizner Simon & Co. - Wellesley - Central St (781) 237-8181**
Listing Agent: **The Jared Wilk Group (617) 817-3827**
Team Member(s): **Jared Wilk (617) 817-3827**
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: **Call List Agent, Accompanied Showings, Appointment Required**
Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**
Special Showing Instructions: **Call, email or text Jared. 617-817-3827**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5%**
Facilitator: **2.5%**
Compensation Based On: **Gross/Full Sale Price**

Market Information

Listing Date: **10/18/2018**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$929,000**
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:

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