

"Your Realtor For Life"
Gwen Lawson
RE/MAX Heritage
978-835-7878



Multi Family - 2 Family

49-51 Benjamin Rd.
Belmont, MA : Waverley 02478
Middlesex County
 Color: **Sunshine**
 Total Floors: **3**
 Total Units: **2**
 Total Rent: **\$1,650**
 Grade School: **Wellington**
 Middle School: **Chenery**
 High School: **Belmont**
 Directions: **Common to Slade to Benjamin**

List Price: **\$550,000**
 Total Rooms: **11**
 Total Bedrooms: **5**
 Total Bathrooms: **2f 1h**
 Total Fireplaces: **2**

Remarks

On a quiet side street near Waverly Square and Town Field. Desirable Wellington school dist. Smart 2-family w/a large 2 level 2nd floor unit. 5/2/1 & 6/3/1.5. The 1st flr unit has beautiful wood moldings, hdwd under carpet, fireplace, din rm w/built-in's, 2 bdrms off back, eat-in kitchen w/pantry too! 2nd flr has newer updates (kit/bath), exposed hdwd,built-ins, wood stove, 3rd level walk-up w/2 bdrms or office/den w/1/2 bath.Enclosed porch.Newer decks, roof, electrical, & heating systems

Property Information

Approx. Living Area: **2500 sq. ft.** Approx. Acres: **0.09 (3825 sq. ft.)** Garage Spaces: **2**
 Living Area Includes: Heat/Cool Zones: **2/0** Parking Spaces: **6** Off-Street, Improved Driveway
 Living Area Source: **Public Record** Heat/Cool Units: **2/0** Approx. Street Frontage:
 Living Area Disclosures: **3rd floor walk-up not included in measurement**

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$19800
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$19800
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **1** Levels: **1** Floor: **1** Rent: Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Dishwasher, Washer, Dryer**
 Interior Features: **Cable TV Available, Pantry, Storage, Fireplace - Wood burning, Hardwood Floors, Bathroom With Tub & Shower, Wall to Wall Carpet, Stone/Ceramic Tile Floor**
 Heating: **Steam, Oil**
 Cooling: **Window AC**

Unit #2

Rooms: **6** Bedrooms: **3** Bathrooms: **1f 1h** Fireplaces: **1** Levels: **2** Floor: **2** Rent: **1650** Lease: **Yes**
 Rooms: **Living Room, Dining Room, Kitchen, Office/Den, Sunroom**
 Appliances: **Range, Dishwasher, Compactor, Refrigerator**
 Interior Features: **Heated Attic, Cable TV Available, Pantry, Balcony/Deck, Fireplace - Wood burning, Hardwood Floors, Bathroom With Tub & Shower**
 Heating: **Steam, Oil**
 Cooling: **Window AC**
 Rent Includes: **Water**

Common Areas

Rooms: **Laundry**

Features

Other Property Info

Area Amenities: **Public Transportation, Shopping, Park, Public School**

Basement: **Yes Full, Interior Access, Bulkhead, Sump Pump, Concrete Floor**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors, Storm Doors**

Exterior: **Vinyl**

Exterior Features: **Porch, Deck - Wood, Covered Patio/Deck**

Flooring: **Tile, Wall to Wall Carpet, Varies Per Unit, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Oil, Separate Booster**

Lot Description: **Paved Drive, Level**

Road Type: **Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed**

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

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No, --**

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **Seller has not lived in the property for many years. Tenant to vacate prior to conveyance.**

Exclusions: **Personal property**

Green Certified: **No**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built: **1923** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$547,000**

Tax: **\$7242.28** Tax Year: **2011**

Book: **49017** Page: **108**

Cert:



Zoning Code: **RES**

Map: Block: Lot:

Office/Agent Information

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The Lawson Team = Gwen and Cathy Lawson