



**MLS # 71307770 - New
Single Family - Detached**

9 Rublee Street

List Price: **\$497,000**

Arlington, MA 02476

Middlesex County

Style: **Cape**

Color:

Total Rooms: **7**

Bedrooms: **3**

Full/Half/Master Baths: **2/0/**

Fireplaces: **0**

Grade School: **Dallin**

Middle School: **Ottoson**

High School: **Arlington**

Directions: **Appleton St to Wollaston Ave to right on Rublee St**

Remarks

Beautiful 7 room 3 bed 2 full bath Arlington Heights Cape! Newly added 2nd floor full bath w/ jacuzzi, architectural shingled roof '10, new 200 AMP electric service, renovated side room addition, new tiled kitchen floor & recessed lighting, mostly updated windows, & more. Bright south facing home w/ very usable level yard. Appreciate location on dead-end street shared w/ 2 other stylish updated homes. Close to Dallin Elementary & transportation to Alewife subway/Harvard!

Property Information

Approx. Living Area: **1652 sq. ft.** Approx. Acres: **0.19 (8360 sq. ft.)** Garage Spaces: **0 --**

Living Area Includes: Heat Zones: **2 Hot Water Baseboard, HW Radiators, Gas** Parking Spaces: **2 --**

Living Area Source: **Public Record** Cool Zones: **Window AC** Approx. Street Frontage:

Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15x11	Hard Wood Floor
Dining Room:	1	12x11	Hard Wood Floor
Family Room:	1	20x13	Hard Wood Floor
Kitchen:	1	13x11	Stone / Ceramic Tile Floor
Master Bedroom:	2	17x12	Hard Wood Floor
Bedroom 2:	2	15x12	Hard Wood Floor
Bedroom 3:	1	12x11	Hard Wood Floor
Bath 1:	1		Full Bath, Stone / Ceramic Tile Floor
Bath 2:	2		Full Bath, Stone / Ceramic Tile Floor, Jacuzzi / Whirlpool Soaking Tub

Features

Appliances: **Range, Dishwasher, Disposal, Washer, Dryer**
Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Conservation Area, Highway Access, Public School**
Basement: **Yes Full, Walk Out, Interior Access, Sump Pump**
Beach: **No**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Storm Doors, Prog. Thermostat**
Exterior: **Shingles, Wood**
Flooring: **Hardwood**
Foundation Size: **46x32**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Lot Description: **Paved Drive**
Road Type: **Private**
Sewer and Water: **City/Town Water, City/Town Sewer**
Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Disclosures: **Retaining wall on side of property as-is.**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: **Warranty Available:**
Year Built: **1955** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:

Tax Information

Pin #:
Assessed: **\$401,000**
Tax: **\$4976.41** Tax Year: **2011**
Book: **54751** Page: **396**
Cert:
Zoning Code: **R1**
Map: Block: Lot:

Office/Agent Information

Office: RE/MAX Leading Edge - Arlington (781) 643-0430

Agent: Dave Ledwig (781) 985-8750