

Dave Ledwig - 781-985-8750 - Dave@DaveMoves.com - VISIT: www.ArlHeights.com  
Please call/text/ or email anytime!



**MLS # 71264372 - New  
Condo - Mid-Rise**

**1 Watermill Place - Unit 121** List Price: **\$339,000**  
**Arlington, MA 02476**

**Middlesex County**

Total Rooms: **4** Bedrooms: **2**  
Full/Half/Master Baths: **2/0/Yes** Fireplaces: **0**  
Unit Placement: -- Unit Level: **1**  
Grade School: Middle School:

High School:  
Directions: **Mass Ave to Lowell Street to Watermill Place on the right.**

**Remarks**

**The best unit at Watermill Place? Bright 2 bed 2 full bath Condo that faces south & the courtyard! Exclusive use 14'x9' deck! Newer Pergo flooring in most rooms. New in-unit washer/dryer! Garage parking! Central AC! Close to Bike Path, Arlington Heights shops/restaurants, & public transportation to Alewife, Porter, or Harvard T stops! Rare offering of a unit like this.**

**Property Information**

Approx. Living Area: **1021 sq. ft. (\$332.03/sq. ft.)** Approx. Acres: Garage Spaces:

Living Area Includes:

Heat Zones: **1 Central Heat, Forced Air, Heat Pump, Unit Control**

**1 Under, Garage Door Opener, Deeded**

Living Area Source: **Field Card**

Cool Zones: **1 Central Air, Heat Pump, Unit Control**

Parking Spaces: **1 --**

Living Area Disclosures:

# of Living Levels: **1**

**Complex & Association Information**

Complex Name:

Units in Complex: **130** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$380.56**

Fee Includes: **Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Exercise Room, Extra Storage, Refuse Removal**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	17x14	Balcony /Deck
Kitchen:	1	9x8	--
Master Bedroom:	1	15x12	Full Bath, Walk-in Closet, Balcony /Deck, Closet
Bedroom 2:	1	12x11	Closet
Bath 1:	1	9x5	Full Bath
Bath 2:	1	8x5	Full Bath
Laundry:	1	--	--
Foyer:	1	7x4	Closet

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Bike Path**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**

Association Pool:

Basement: **No**

Beach: **No**

Electric Features: **Circuit Breakers**

Exterior Features: **Deck**

Management: **Professional - Off Site**

Pets Allowed: **No**

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

Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**

Disclosures: **1 total parking, in garage.**

Exclusions:

Lead Paint: **None**

UFFI: Warranty Available:

Year Built/Converted: **1988/1988**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round:

**Tax Information**

Pin #:

Assessed: **\$313,600**

Tax: **\$3891.77** Tax Year: **2011**

Book: **27162** Page: **437**

Cert:

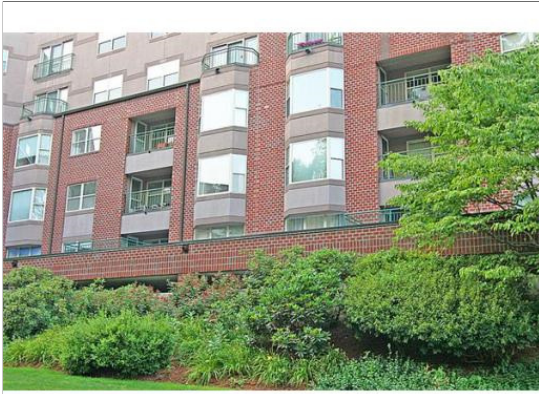
Zoning Code: **R7**

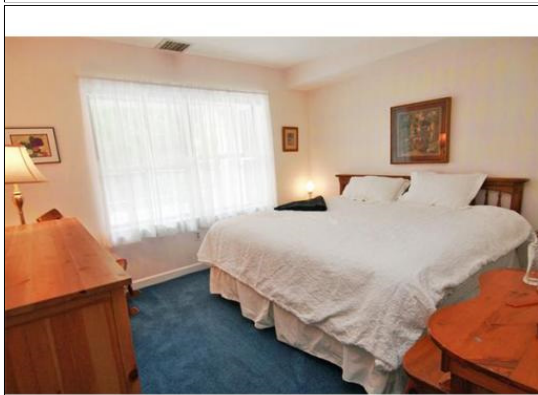
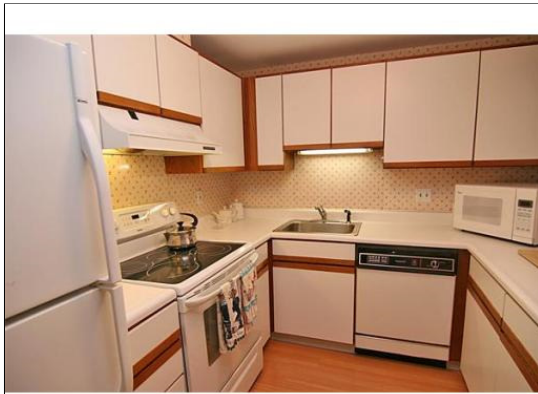
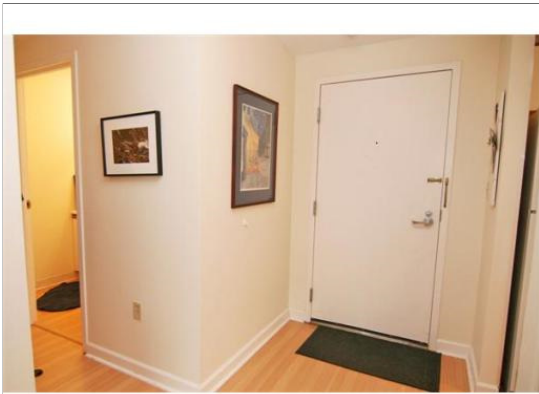
Map: Block: Lot:

**Office/Agent Information**

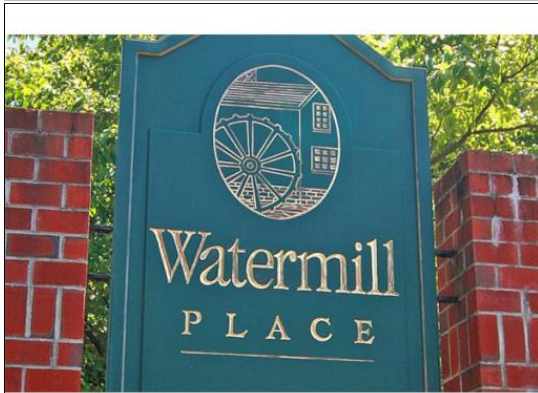
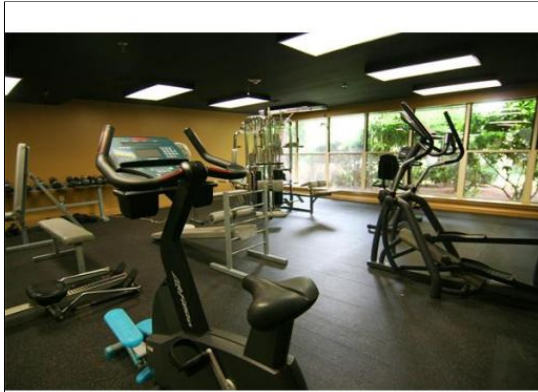
Office: RE/MAX Leading Edge - Arlington (781) 643-0430

Agent: Dave Ledwig (781) 985-8750









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