

**MLS # 73014935 - New
Condo - 2/3 Family**

9 Simpson Ter - Unit 9
Newton, MA: Newtonville, 02460
Middlesex County

List Price: **\$999,000**

Unit Placement: **Upper**
Unit Level: **2**
Grade School: **Cabot**
Middle School: **Day/Bigelow**
High School: **Newton North**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features: **No**
Directions: **Off Washington Park.**

Total Rooms: **8**
Bedrooms: **4**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **0**
Approx. Acres: **0.15 (6,738 SqFt)**

Remarks

Located in the heart of Newtonville! This beautiful two-level condominium offers 4 bedrooms and 2 full bathrooms, tucked away in a serene setting just off Washington Park in the sought-after Cabot School neighborhood. A private front entrance leads up to a bright living room with access to a screened-in porch, a spacious formal dining room with built-ins, an updated eat-in-kitchen with stainless Bosch appliances, farmhouse sink and soapstone counters, access to a rear entryway with mud area and private balcony, an updated full bath, 2 bedrooms, and a laundry room. The top floor boasts 2 more spacious bedrooms and another full bath. Other amenities include a private patio, large shared backyard, 1 deeded garage parking spot, a private driveway with 2 more spots, and ample private basement storage. Moments to Newtonville restaurants, shops, Commuter Rail, and buses, near Edmands Park and Bullough's Pond, with easy access to the Mass Pike, Boston, and Cambridge. A Gem!

Property Information

Approx. Living Area Total: **2,019 SqFt (\$494.80/SqFt)**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **2,019 SqFt**

Approx. Below Grade:

Levels in Unit: **2**

Living Area Disclosures: **Does not include three season porch.**

Heat Zones: **2 Hot Water Baseboard, Gas**

Cool Zones: **Wall AC**

Parking Spaces: **2 Off-Street**

Garage Spaces: **1 Detached**

Disclosures:

Complex & Association Information

Complex Name:

Units in Complex: **2 Complete: Yes**

Units Owner Occupied: **2 Source: Owner**

Association: **Yes Fee: \$209 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Landscaping**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X14	Flooring - Wood, French Doors, Recessed Lighting
Dining Room:	1	15X12	Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting
Kitchen:	1	11X10	Flooring - Wood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Deck - Exterior, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2	14X12	Closet, Flooring - Wood, Pocket Door
Bedroom 2:	2	14X15	Closet, Flooring - Wood, Pocket Door
Bedroom 3:	1	11X12	Closet, Flooring - Wood
Bedroom 4:	1	9X12	Closet, Flooring - Wood
Bath 1:	1		Bathroom - Tiled With Tub & Shower
Bath 2:	2		Bathroom - Tiled With Tub & Shower, Skylight
Laundry:	1		-
Other:	1	7X12	Flooring - Wood

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Conservation Area, Highway Access, House of Worship, Public School, T-Station, University**

Basement: **Yes Full, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Exterior: **Vinyl**

Exterior Features: **Deck, Patio**

Flooring: **Wood, Tile**

Hot Water: **Natural Gas**

Management: **Owner Association**

Pets Allowed: **Yes w/ Restrictions**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

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

Waterfront: **No**

Water View: **No**

Other Property Info

Elevator: **No**

Disclosure Declaration: **No**

Exclusions: **The play set is negotiable.**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1910**

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 #:

Assessed: **\$810,700**

Tax: **\$8,528.56** Tax Year:

2022

Book: **71383** Page: **381**

Cert:

Zoning Code: **MR1**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent:

2.5

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

Need some notice to show. Please email all offers to both Carol and Cyrus Vaghar. Please confirm that your offer is received by text or email.

Market Information

Listing Date: **7/20/2022**

Listing Market Time: MLS# has been on for **0** day(s)

Days on Market: Property has been on the market for a total of **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$999,000**

Seller Concessions at Closing:

Off Market Date:

Sale Date:

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