

**MLS # 73581550 - New
Single Family - Detached**

Exterior - Front
**3 Davis Avenue
Newton, MA: West Newton, 02465
Middlesex County**
List Price: \$1,799,999
Style: Colonial
Color:
Grade School: Horace Mann/Franklin
Middle School: Day Middle School
High School: Newton North High School
Approx. Acres: 0.28 (12,000 SqFt)
Handicap Access/Features:
Total Rooms: 8
Bedrooms: 4
Bathrooms: 3f 1h
Main Bath: Yes
Fireplaces: 3
Approx. Street Frontage:
Accessory Dwelling Unit: No
Directions: On the corner of Davis Avenue and Waltham Street.
 **Next Open House: Thursday, September 24, 2026 12:00 PM - 1:30 PM**
Event Type: In-Person

Welcome to this beautifully maintained circa 1851 Victorian that blends timeless architectural character with everyday comfort in one of Newton's most desirable neighborhoods. Filled with natural light from oversized windows, this exceptional home showcases soaring ceilings, rich period details, elegant decorative fireplaces, and a stunning rounded staircase that serves as a striking architectural centerpiece. The inviting main level offers a spacious eat in kitchen with updated appliances, a generous family room, formal dining room, gracious living room, a convenient half bath, mudroom, and direct access to a large deck with a hot tub, creating an ideal setting for relaxing or entertaining. The second level features a spacious primary suite with an ensuite bath, two additional bedrooms, a full bathroom, and the convenience of in home laundry. The third floor offers a private fourth bedroom and an additional full bathroom, providing flexible space for guests, a home office, or extended family. The unfinished basement offers abundant storage and utility space. Set on an approximately 12,000 square foot lot with parking for four plus vehicles, mature plantings, and a fenced backyard, the property provides generous outdoor space. Ideally located near West Newton Square, the MBTA Commuter Rail, West Newton Cinema, local shops, restaurants, and parks, this distinctive home offers the perfect balance of historic charm, thoughtful updates, and modern livability.

Property Information
Approx. Living Area Total: 2,613 SqFt
Living Area Includes Below-Grade SqFt: No
Living Area Source: Public Record
Approx. Above Grade: 2,613 SqFt
Approx. Below Grade:
Living Area Disclosures:
Heat Zones: 2 Central Heat, Forced Air, Gas
Cool Zones: 2 Central Air
Total Parking Spaces: 4 Off-Street, Paved Driveway
Garage Spaces: 0
Disclosures:
Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15'X15'	Fireplace, Flooring - Hardwood, Lighting - Pendant
Dining Room:	1	15'X15'	Fireplace, Closet, Flooring - Hardwood, Lighting - Overhead
Family Room:	1	15'X13'7"	Fireplace, Flooring - Hardwood, Recessed Lighting
Kitchen:	1	15'X15'9"	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Lighting - Pendant
Main Bedroom:	2	13'9"X15'	Bathroom - Full, Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 2:	2	13.9"X12'4"	Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 3:	2	14'9"X12'2"	Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 4:	3	12'5"X24'2"	Bathroom - Full, Closet, Flooring - Hardwood, Recessed Lighting
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Bath 3:	2		Bathroom - Full
Laundry:	2		-
Bathroom:	3		Bathroom - Full

Features
Appliances: Range, Dishwasher, Microwave, Refrigerator, Freezer, Washer, Dryer
Area Amenities: Public Transportation, Swimming Pool, Tennis Court, Highway Access, Public School
Basement: Yes Unfinished Basement, Exterior Access
Beach: No
Exterior: Clapboard
Exterior Features: Porch, Deck, Gutters, Storage Shed, Sprinkler System
Other Property Info
Disclosure Declaration: No
Exclusions:
Facing Direction: North
Home Own Assn: No
Lead Paint: Unknown
UFFI: Warranty Features:

Flooring: **Tile, Hardwood**
 Foundation Size:
 Foundation Description: **Fieldstone, Brick**
 Lot Description: **Corner, Paved Drive, Level**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Electric Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Year Built: **1851** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$1,708,900**
 Tax: **\$16,559.24** Tax Year: **2026**
 Book: **81369** Page: **107**
 Cert:
 Zoning Code: **SR3**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Realty - Newton**  (617) 969-2447
 Listing Agent: **Carol Vaghar (617) 669-4132**
 Team Member(s): **Cyrus Vaghar (617) 823-2556**
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agency: **Call List Agent, Accompanied Showings, Appointment Required, Email List Agent**
 Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required, Email List Agent**
 Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required, Email List Agent**
 Special Showing Instructions: **Please email or group text Carol (617) 669-4132 and Cyrus (617) 823-2556.**

Market Information

Listing Date: **9/23/2026**
 Days on Market: Property has been on the market for a total of **1** day(s)
 Expiration Date:
 Original Price: **\$1,799,999**
 Off Market Date:
 Sale Date:
 Listing Market Time: MLS# has been on for **1** day(s)
 Office Market Time: Office has listed this property for **1** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:

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Market History for 3 Davis Avenue, Newton, MA: West Newton, 02465

MLS #	Date			DOM	DTO	Price
73581550	9/23/2026	Listed for	\$1,799,999	Carol Vaghar	1	\$1,799,999
Market History for Coldwell Banker Realty - Newton (AN6227)				1		
Market History for this property				1		

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