

Exterior - Front

MLS # 73588153 - New

Condo - 2/3 Family

9-11 Claflin Place - Unit 3
Newton, MA: Newtonville, 02460
Middlesex County

List Price: **$649,999**

Unit Placement: **Top/Penthouse**
Unit Level: **3**
Grade School: **Cabot Elementary School**
Middle School: **Day / Bigelow (Buffer)**
High School: **Newton North High School**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features: **No**
Directions: **Walnut Street to Claflin Place.**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **1f 0h**
Main Bath:
Fireplaces: **0**
Approx. Acres: **0.16 (6,848 SqFt)**

Welcome to this inviting top-floor unit set within a distinctive 1881 historic residence in the heart of Newtonville. Available for the first time in 25 years, the unit has been freshly painted and features beautifully refinished wood floors, creating a fresh, updated feel while retaining its period character. The spacious and flexible layout offers two to three bedrooms, one full bathroom, and additional space ideal for a home office, den, or dining room. Central air conditioning adds modern comfort, while original architectural details reflect the home's history. A classic slate roof and attractive side-street setting add to its appeal. Considerable additional storage and a prime side-street setting with cul-de-sac close to schools, shops, restaurants, the new Cooper Center for Active Living, and the Newtonville Commuter Rail station make this a wonderful opportunity to enjoy all that Newtonville has to offer.

Property Information

Approx. Living Area Total: **1,356 SqFt ($479.35/SqFt)**
Approx. Above Grade: **1,356 SqFt**
Living Area Disclosures:

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

Living Area Source: **Field Card**
Levels in Unit: **1**

Heat Zones: **1 Central Heat, Gas**
Total Parking Spaces: **2 Off-Street, Tandem, Paved Driveway**
Disclosures:

Cool Zones: **1 Central Air**
Garage Spaces: **0**

Complex & Association Information

Complex Name: **9-11 Claflin Place Condominium**
Association: **Yes** Fee: **$165 Monthly**
Assoc. Fee Incldes: **Master Insurance**
Special Assessments: **Unknown**

Units in Complex: **3** Complete: **Yes**

Units Owner Occupied: **3** Source: **Seller**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3	15'X15'	Ceiling Fan(s), Closet, Flooring - Hardwood
Dining Room:	3	15'8"X10'8"	Closet - Linen, Flooring - Hardwood, Lighting - Overhead
Kitchen:	3	9'4"X21'3"	Skylight, Flooring - Hardwood, Lighting - Overhead
Main Bedroom:	3	15'8"X13'	Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 2:	3	13'X14'	Closet, Flooring - Hardwood, Lighting - Overhead
Bath 1:	3	7'4"X7'4"	Bathroom - Tiled With Tub & Shower, Skylight
Home Office:	3	11'6"X14'	Flooring - Hardwood, Lighting - Overhead

Features

Area Amenities: **Public Transportation, Shopping, Park, Laundromat, Highway Access, House of Worship, Public School, Other (See Remarks)**
Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Association Pool: **No**
Basement: **Yes Full, Concrete Floor**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws**
Energy Features: **Insulated Windows, Prog. Thermostat**
Exterior: **Shingles, Wood**
Flooring: **Wood, Tile, Hardwood**
Hot Water: **Natural Gas**
Management: **Owner Association**
Pets Allowed: **Yes**
Roof Material: **Slate**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **South**
Green Certified: **No**
Laundry Features: **In Building**
Lead Paint: **Yes**
UFFI: **Unknown** Warranty Features: **No**
Year Built/Converted: **1881**
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: **$662,900**
Tax: **$6,424** Tax Year: **2026**
Book: **70085** Page: **459**
Cert:
Zoning Code: **MR1**
Map: Block: Lot:

Market Information

Listing Date: **10/7/2026**
Days on Market: Property has been on the market for a total of **2** day(s)
Expiration Date:
Original Price: **$649,999**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **2** day(s)
Office Market Time: Office has listed this property for **2** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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