

# CHARLESBANK

*Real Estate*

Carole Talley, Realtor®

617-492-2265

[www.charlesbankre.com](http://www.charlesbankre.com)

[carole@charlesbankre.com](mailto:carole@charlesbankre.com)

## *Fulton Heights Gem!*

This meticulously maintained 3-bedroom plus family room/study Colonial/Gambrel on Medford's famous hill is nestled in a quiet neighborhood of well-kept homes, parks, and conservation land. With quick I-93 access to Boston and tech centers or the communities on the Mystic River, it is an ideal commuter's home.

Many recent renovations and updates mean this family-friendly home is ready to move in:

- Stainless steel and granite kitchen
- Bath with skylight, Jacuzzi, and glass shower, plus half bath on 1st floor
- Carefree deck, established lawn, sprinkler system, and storage shed
- Freshly painted inside and out, new roof, new bow window

**Living Area:** 1,696 sq. ft.      **Land Area:** 4,245 sq. ft.

**Assessment:** \$320,300      **2012 Taxes:** \$3,853.21

**Heat:** Steam by Oil, plus Gas Fireplace

**Parking:** Garage (under) and Paved Driveway

**Extras:** 1,260 sq. ft.: Basement (walkout through Garage), Garage with Workbench, Attic, Enclosed Porch/Foyer. Storage Shed

**Disclosure:** Window Treatments are negotiable



**57 Watervale Road**  
**Medford**  
**\$399,000**

For Further Information:

**Charlesbank Real Estate**  
**Carole Talley, Realtor®**

25 Magazine Street  
Cambridge, MA 02139

617-492-2265

fax: 617-812-5883

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The agent/broker represents the seller in the marketing, negotiating, and sale of this property. However, the agent/broker has an ethical and legal obligation to show honesty, fairness, and good faith to the buyer. Information regarding this property is deemed reliable but is subject to error, withdrawal, or change. No warranty or representation is made as to the accuracy thereof.



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## **Living Room & Dining Area**

Full-width of the House  
South-facing Bay Window  
Gas Fireplace  
China Cabinet  
Hardwood floors



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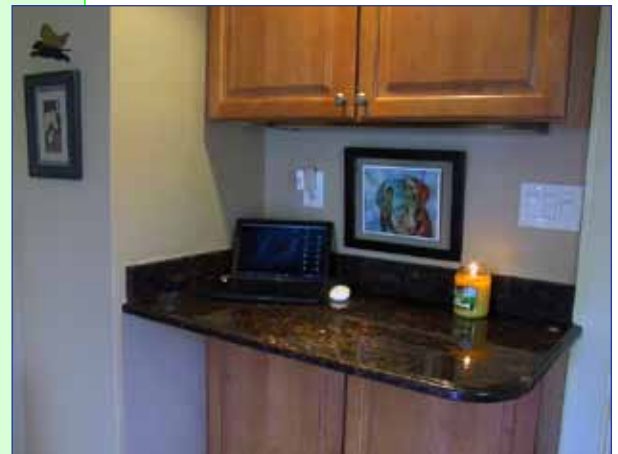
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## **Kitchen**

Recently Renovated  
Stainless Steel  
Appliances,  
Granite Countertops  
Glass-front Cabinets  
Ceramic Tile Floor  
Computer Nook  
Half Bath  
Adjacent to Deck  
and Family Room



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## **Master Bedroom**

Full-width of House

Sitting Area

Double-wide Closet

Computer Nook/Compact Office

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## **Baths**

Jacuzzi  
Skylight  
Glass Shower  
Half-bath on First Floor



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## Bedrooms

### Second Floor

Master Bedroom 11x20

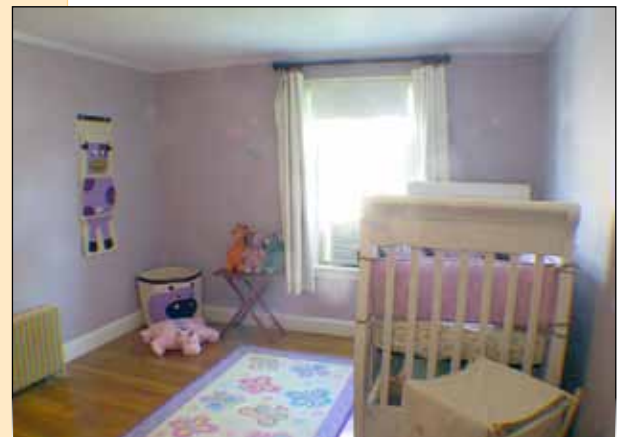
Second Bedroom 13x16

Third Bedroom 10x11

### First Floor

Fourth Bedroom/  
Office/Family  
Room

11x11



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## **Outdoors/Yard**

Composite Deck

Storage Shed

Lush Lawn, Sprinkler System

New Retaining Wall

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