

115 SUNNYSIDE AVE

ARLINGTON, MA 02474 | MLS #: 71807293

\$400,000 | 2+ BEDS | 2 BATHROOMS | 3 CAR PARKING | 1311 (INCL. FINISHED BASEMENT) SQUARE FEET



View Online: <http://115sunnyside.homeis4sale.com>
For Instant Photos: Text 713522 To 415-877-1411



Eclectic cottage-style home in prime commuting location! This attached single family boasts an open-concept design, hardwood floors & many custom updates! Sunny living room w/gorgeous views of Alewife Brook Greenway. Find your own creative use for the spacious finished walk-out basement with ¾ bath & laundry room. Makes a perfect suite for guests or roommates, home office, family room, etc. Two bedrooms upstairs & full attic storage w/ pull-down stairs. Rain barrels, composters, & raised garden beds in yard for efficient green living! Many renovations include: 2012 new roof, Hardiboard siding, stainless appliances, HE gas furnace, custom garden design, & much more! Private alley offers quick access to the bike path to Alewife station. Walk or bike to newly built Thompson school, 87 bus, Teele Sq. Arlington's Capitol Sq, many shops & restaurants, and the Mystic River. Only 1.4 miles to Davis & Alewife! 1 mile to Tufts Univ. Reap the benefits of future...



- Finished walk-out basement - guest suite w/en-suite bathroom
- 2012 roof & Hardiboard siding
- Newer high efficiency gas furnace
- 3-car driveway
- Hardwood floors
- Private deck & fenced yard
- Custom landscape design & mosaic raised flower beds
- Rain barrels & composters in yard

AGENT INFORMATION

Rebecca Riopelle
P: 781-369-5591
License # 9554073
rebecca@blinkrealtygroup.com
BlinkRealtyGroup.com

BLINK Realty Group | Keller Williams Realty

ABOUT REBECCA RIOPELLE

Rebecca Riopelle is a licensed REALTOR® and sales specialist on the BLINK Realty team at Keller Williams who prides herself on providing excellent customer service!

□ □ Disclaimer: All information deemed reliable but not guaranteed.