



11 Varnum Street, Unit 2
Arlington, MA 02474

Max Dublin Team

Gibson
Sotheby's
INTERNATIONAL REALTY





Convenience of the City on a Tree-Lined Street

One of the most coveted streets in East Arlington lies this quintessential two bedroom condo. Less than 100 yards to Massachusetts Avenue and all that it has to offer – bus lines, coffee shops, bars, restaurants – it also has easy access to the Minuteman Bike Path, Thorndike field and dog park at the other end of Varnum street. Located approximately 1 mile to Spy Pond, Route 2 and Alewife station. Inside you will find an open floor plan, updated kitchen appliances, vent, bathroom vanity and fixtures, combined with the period details – like the stained glass window, trim work, hardwood floors and radiator covers. All of this give the space a classic yet modern feel. Unwind or entertain on the balcony or the rear covered porch overlooking the neighborhood and association's garden. There are two assigned parking spaces along with storage and laundry in the basement. Convenience of the city on a tree lined street close to Cambridge and all that Arlington has to offer.

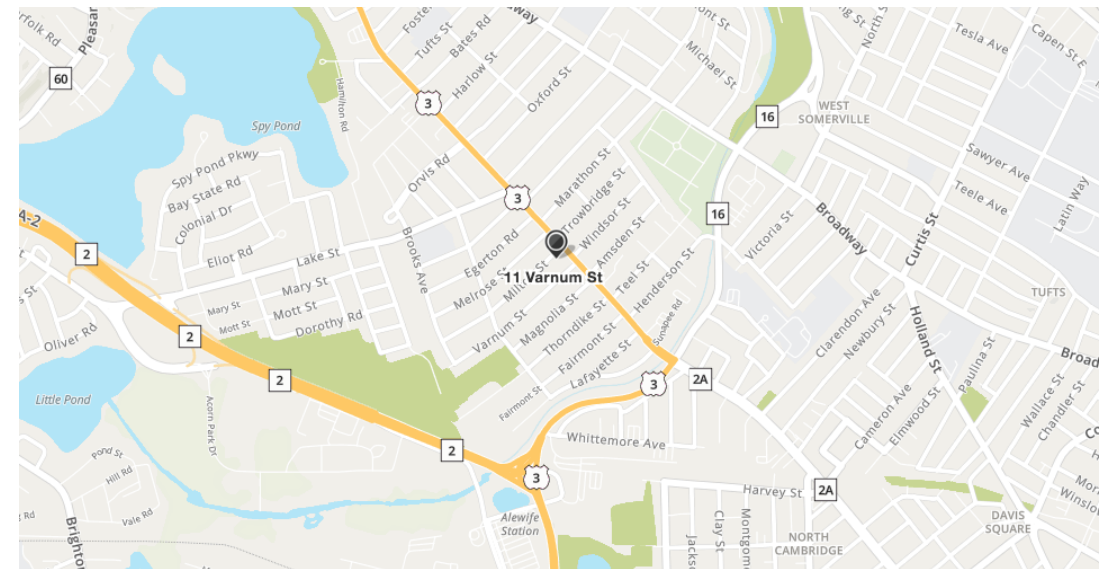
11 Varnum Street, Unit 2 Arlington, MA

OFFERED AT \$665,000

www.11Varnum.com

Property Details

Condo Fee	\$150/Mo.
Fee Includes	Water; Sewer; Master Insurance; Exterior Maintenance; Garden Area; Common Electric; Reserve Funds
Beds	2
Baths	1
Living	1,069
Taxes	\$3,002
Parking	2 Off-Street Spaces
Outdoor	Front and Back Balconies
Year/Built/Converted	1912 / 2006
Roof	Asphalt/Fiberglass Shingles
Siding	Shingles; Wood
Heating	Hot Water Radiators
Hot Water	Natural Gas



Max Dublin

Exclusive Listing Agent

617.230.7615

Max.Dublin@GibsonSIR.com

WWW.MAXDUBLIN.COM

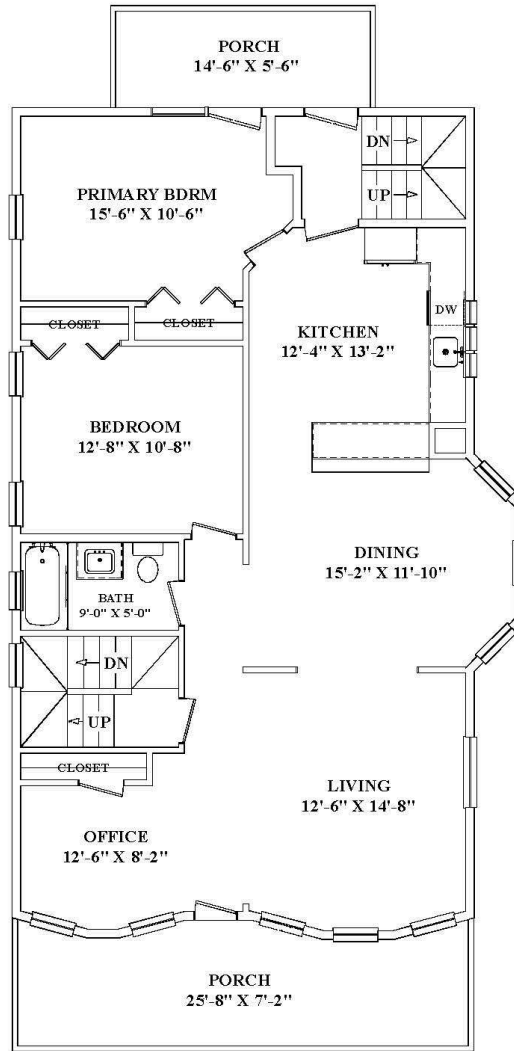
Gibson Sotheby's International Realty
1008 Massachusetts Avenue
Cambridge, MA 02138

Max Dublin Team

Gibson
Sotheby's
INTERNATIONAL REALTY

Sotheby's International Realty® and the Sotheby's International Realty Logo are service marks licensed to Sotheby's International Realty Affiliates LLC and used with permission. Gibson Sotheby's International Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Sotheby's International Realty Affiliates LLC nor any of its affiliated companies. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers.

11 Varnum Street, Unit 2



Second Floor

Max Dublin Team

Gibson
Sotheby's
INTERNATIONAL REALTY