



**70 LAKE STREET, UNIT 70**  
Arlington, Massachusetts

Max Dublin Team

Gibson  
**Sotheby's**  
INTERNATIONAL REALTY









### *Convenient, Smart, and Charming*

Conveniently located in East Arlington and next to the minutemen bike path you will be delighted with all that 70 Lake Street has to offer. The oversized open living room inspires great options for entertaining and lounging, rambling into the formal dining room with built-in hutch and hardwood floors throughout. The kitchen is a smart answer to an engineer's dreams, featuring a charming breakfast nook, newer appliances, and a delightful pantry. Two versatile porches sit at each end of the unit, with three ample-sized bedrooms nestled along the Eastern side. A recent renovation includes a half bath and in-unit laundry. Pull down attic with common storage and shared garden out back. Two designated parking spots including one garage space and central A/C round out the amazing offerings. Nearby you will find local attractions - Quebrada Bakery, Capitol Theater and easy commuting options with the Redline at Alewife and buses on Mass Ave. not far away and Rt. 2 less than 1/2 mile.



# 70 Lake Street, Unit 70

Arlington, Massachusetts

**OFFERED AT \$650,000**

[www.70LakeStreet.com](http://www.70LakeStreet.com)

## Property Details:

- Condo Fee: \$150 / mo
- Fee Includes: Water, Sewer, Master Insurance, Exterior maintenance, Snow removal
- Beds: 3
- Baths: 1 Full 1 Half
- Living: 1,300 Sq. Ft.
- Taxes: \$6,279
- Parking: One in Garage & One Off Street Space
- Outdoor: Two Porches, Fenced Yard, and Garden
- Year Built/Converted: 1924 / 2006
- Roof: Asphalt / Fiberglass Shingles
- Siding: Wood Shingles
- Heating: Forced Hot Air
- Cooling: Central
- Hot Water: Natural Gas (2016)



### MAX DUBLIN

Exclusive Listing Agent

617.230.7615

[Max.Dublin@SothebysRealty.com](mailto:Max.Dublin@SothebysRealty.com)



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

[WWW.MAXDUBLIN.COM](http://WWW.MAXDUBLIN.COM)

Sotheby's International Realty and Sotheby's International Realty logo are registered (or unregistered) service marks used with permission Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal opportunity Act. Each office is independently Owned and Operated. 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. We are happy to work with them and cooperate fully.

Max Dublin Team

Gibson  
**Sotheby's**  
INTERNATIONAL REALTY

# Top 10 Questions: 70 Lake Street, Arlington

## 1. How is the outdoor space shared? Can grass be installed?

The front, side and rear garden areas of the premises are a portion of the common areas of the Condominium. Grass may be installed in the garden areas in lieu of the flowers and plants. The sellers have offered to clear a portion of the garden in back or on the side of the driveway in preparation for the Spring season.

## 2. Is there parking available?

The unit comes with 2 parking spots (garage and outside). Visitors are permitted to use the small parking lot across the street from the unit on weekdays after 4pm and weekends.

## 3. Age of roof?

The roof was replaced in 2004.

## 4. Age of heating & central A/C system?

The heating & A/C system was installed in 2003.

## 5. Any water in the basement?

No, the basement has stayed dry through all seasons during seller's tenure.

## 6. What improvements has the seller made to the home?

- a. A half-bath, with in-unit laundry, was added in December 2019.
- b. All woodwork and walls painted in 2015.
- c. Nest Temperature Sensor installed in 2017.
- d. Blown-in exterior wall insulation through MassSave in 2016 & new fiberglass insulation in attic installed in 2020 (see question 7 below)
- e. Attic professionally cleaned & new plywood installed to increase storage space in 2020.
- f. Water meter & supply pipe from town main to the condominium was replaced in 2018.
- g. New water heater installed in 2015.
- h. New stainless steel appliances (refrigerator, gas stove & dishwasher) installed in 2015 (included in sale)
- i. Energy-efficient washer & dryer installed in 2019 (included in sale)
- j. Roof/chimney flashing replaced in 2016.

## 7. Is there any insulation? What type of windows?

Yes, MassSave installed blown-in loose-fill cellulose fiberglass insulation in exterior walls of both units in 2016, and made energy-efficient improvements including: weatherization of all windows and doors (including in attic and basement) & replacing all lightbulbs (including in common areas) with energy-efficient LED bulbs. New fiberglass insulation installed in attic in 2020, and windows are thermal pane double hung sash.



# Top 10 Questions: 70 Lake Street, Arlington

## 8. Why are they selling?

Moving closer to family. Already have made housing arrangements.

## 9. Is there a specific closing date?

Closing date is flexible.

## 10. Are there any disclosures?

One glass window pane in door to front porch may need replacement.

## 11. Bonus question: What are the estimated 70-72 Lake Street expenses?

The approximate yearly shared costs for 70-72 Lake Street are as follows (please note, these costs are paid for by the condo association monthly fee of \$150):

- a. Water/Sewer: \$300 per quarter
- b. Master Insurance: \$2000 per year
- c. Bank fee: \$25
- d. Snow removal: \$300 (varies based on weather)
- e. Miscellaneous improvement projects in common spaces: TBD



# 70 Lake Street, Unit 70

