



17 MARION ROAD, UNIT 1  
Arlington, Massachusetts

Max Dublin Team

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INTERNATIONAL REALTY





### *Endless Potential and Possibilities*

East Arlington at its best! This wonderful newly converted Philadelphia style condominium, two bedrooms up/one down, sits on a terrific corner lot. When you enter the unit off the stately front porch, you are greeted by the grand foyer which then leads you to stunning living and dining rooms, with fine details like hardwood floors, wide trim and bay windows. The large kitchen, with in-unit laundry, provides plenty of cabinet and counter space, as well as access to the driveway, with parking for four cars, and the shared outdoor space. The lower level offers 710 square feet of exclusive use space and is partially finished, providing potential for additional square footage to this already sizable unit. This well-maintained home, by the same owner for many years, is located between Capitol Square and Arlington Center, with restaurants, shops, buses up the block and the bike path and Spy Pond at the end of the street. The potential and possibilities are endless with this amazing opportunity.

# 17 Marion Road, Unit 1

Arlington, Massachusetts

**OFFERED AT \$769,000**

[www.17Marion.com](http://www.17Marion.com)

## Property Details:

- Condo Fee: \$250 / mo
- Fee Includes: Water; Sewer; Master Insurance; Landscaping
- Beds: 3
- Baths: 1
- Living: 1,415 Sq. Ft. + 710 Sq. Ft. in Partially Finished Basement
- Taxes: \$11,864 - New Conversion, Currently Taxed as a 2-Family
- Parking: 4 Spaces
- Year Built/Converted: 1940 / 2020
- Roof: Asphalt / Fiberglass Shingles
- Siding: Vinyl
- Heating: Steam, Gas
- Hot Water: Gas

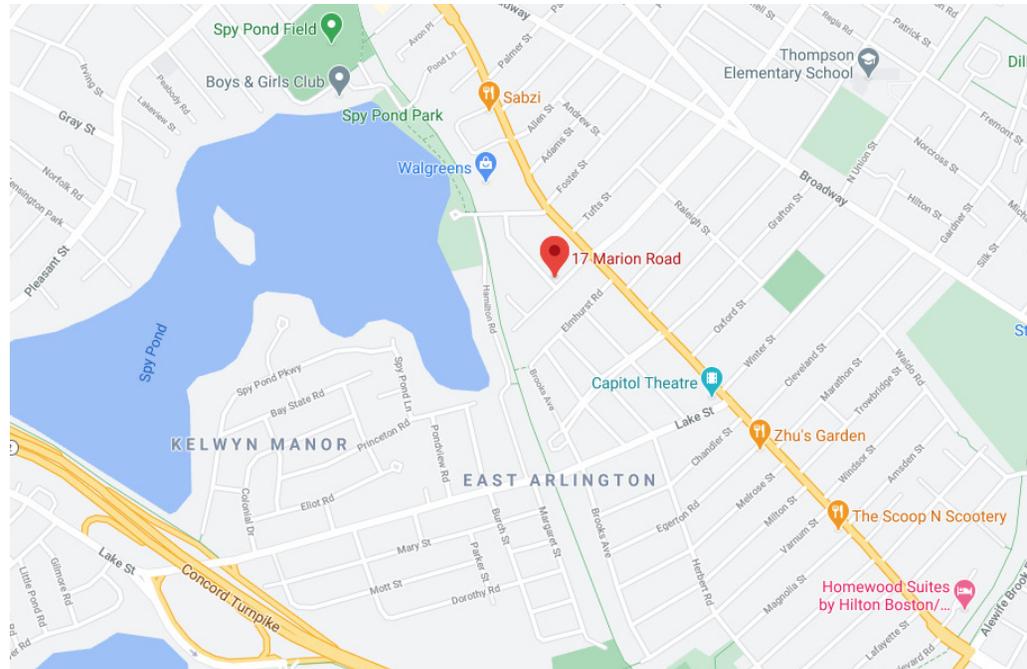


### MAX DUBLIN

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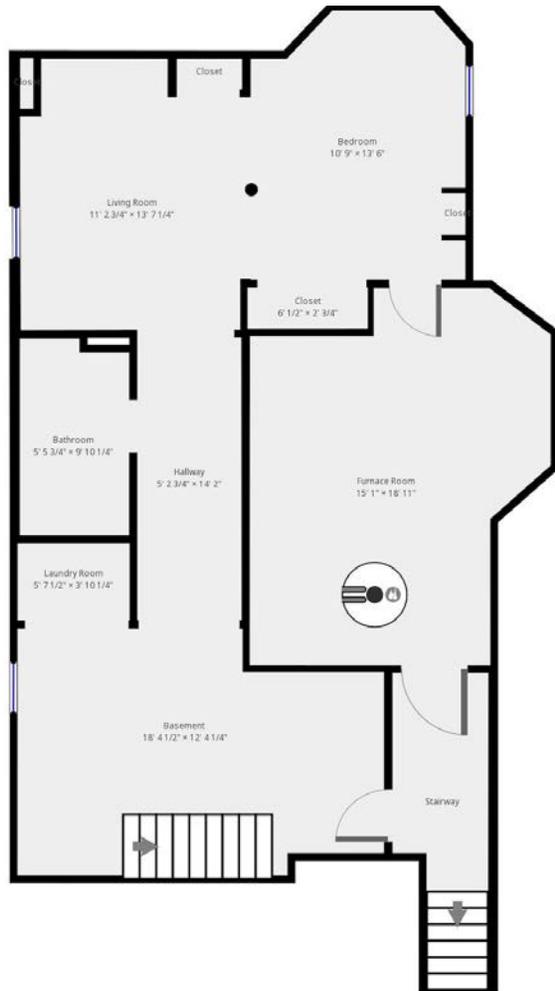
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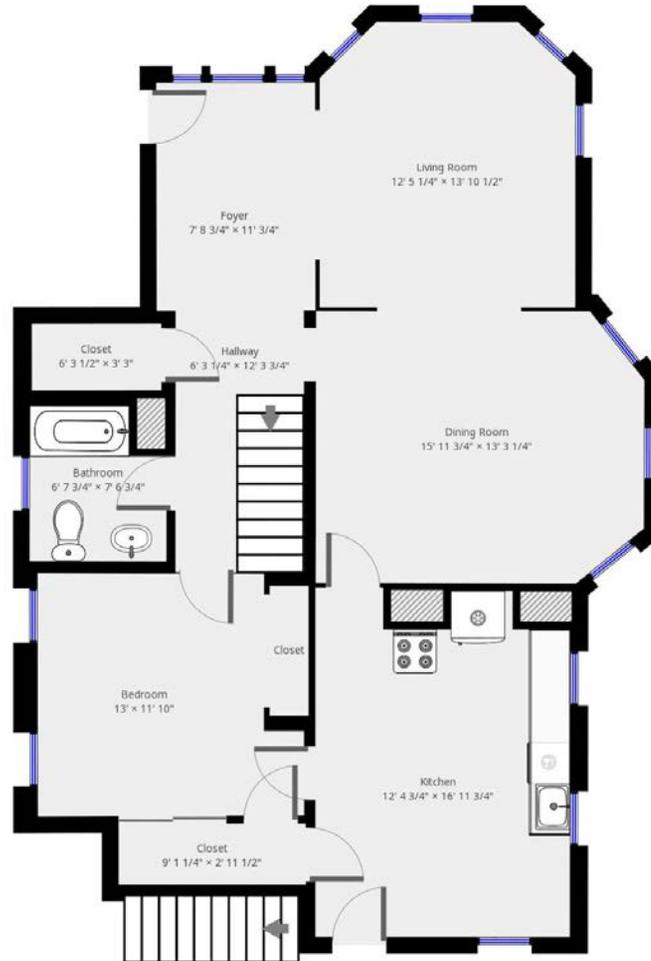
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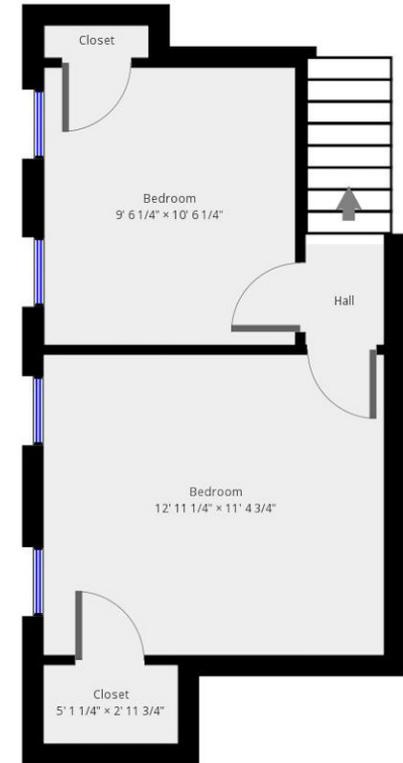
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Lower Level



First Floor



Second Floor