



49 POND LANE  
Arlington, Massachusetts

Max Dublin Team

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### *Charming Home with Water Views*

This charming home sits on a lovely corner lot directly across from Spy Pond. Beautiful water views from the open living and dining room create a sense of calm, yet this property is just a few minutes from lively Arlington Center. 2020 renovations include an inviting family room with a gas fireplace and half bathroom; as well as a light-filled basement with built-in cabinetry providing plenty of room for work, play and guests. The top floor offers a primary bedroom with en suite, a remodeled full bathroom and two nice-sized bedrooms. Other updates include a 2021 high efficiency gas-fired boiler and hot water tank, laundry room and washer and dryer, 2014 central air conditioning, replacement windows and newly refinished hardwood floors. Less than 3/10th of a mile to Mass. Ave. shops and restaurants, the 77 bus to Harvard Square, the Minuteman Rail Trail, Spy Pond Field and so much more!

# 49 Pond Lane

Arlington, Massachusetts

**OFFERED AT \$1,150,000**

[www.49PondLane.com](http://www.49PondLane.com)

## Property Details:

- Beds: 3
- Baths: 2 Full 1 Half
- Living: 2,113 Sq. Ft. (plus additional 149 sq. ft. on enclosed porch)
- Lot Size: 4,299 Sq. Ft.
- Taxes: \$11,193
- Parking: 2 Off-Street Spaces
- Outdoor: Corner lot, with water views and fenced in backyard
- Year Built: 1931
- Roof: Asphalt / Fiberglass Shingles (2013)
- Siding: Vinyl (2013)
- Heating: Hot Water Baseboard (2021) and Electric Baseboard
- Cooling: Central Air (2014)
- Hot Water: Natural Gas Tank (2021)



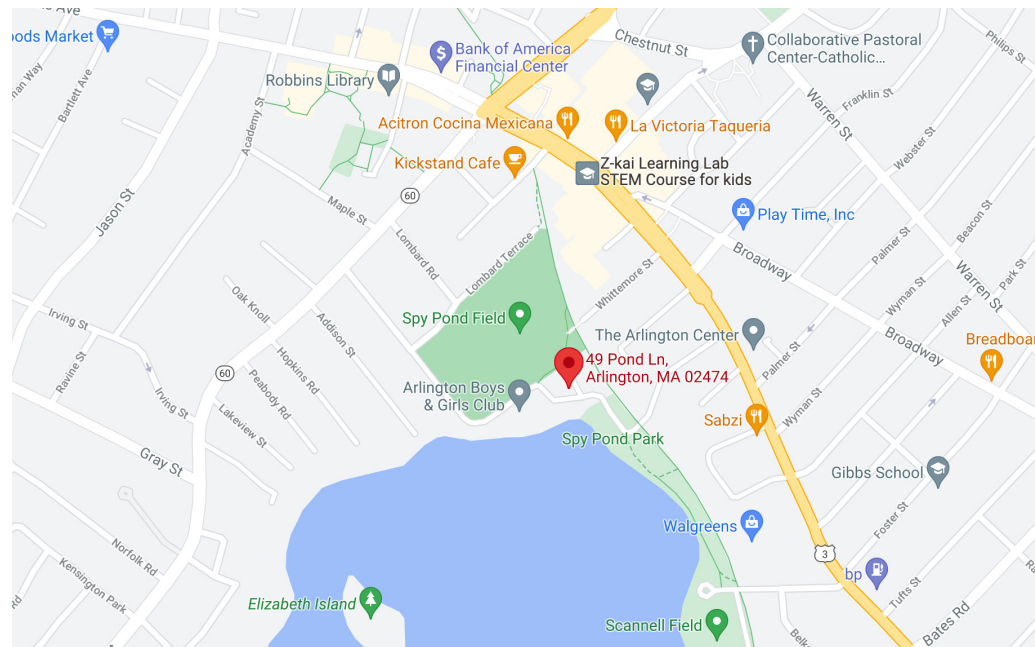
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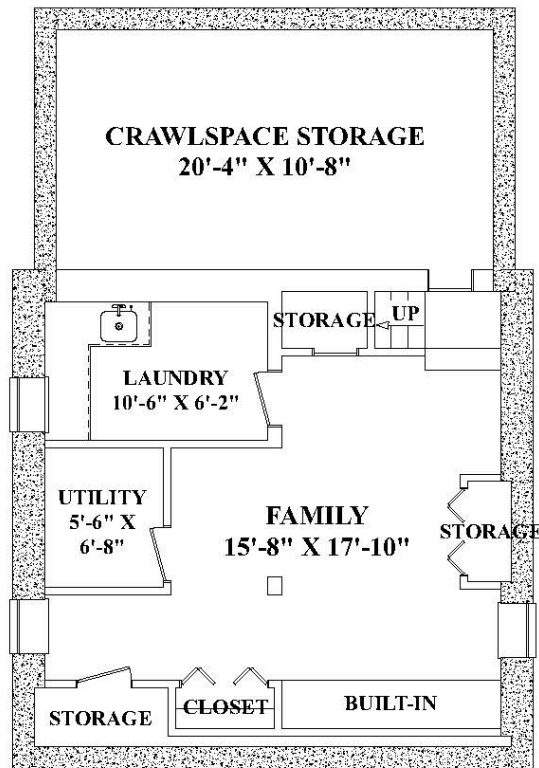
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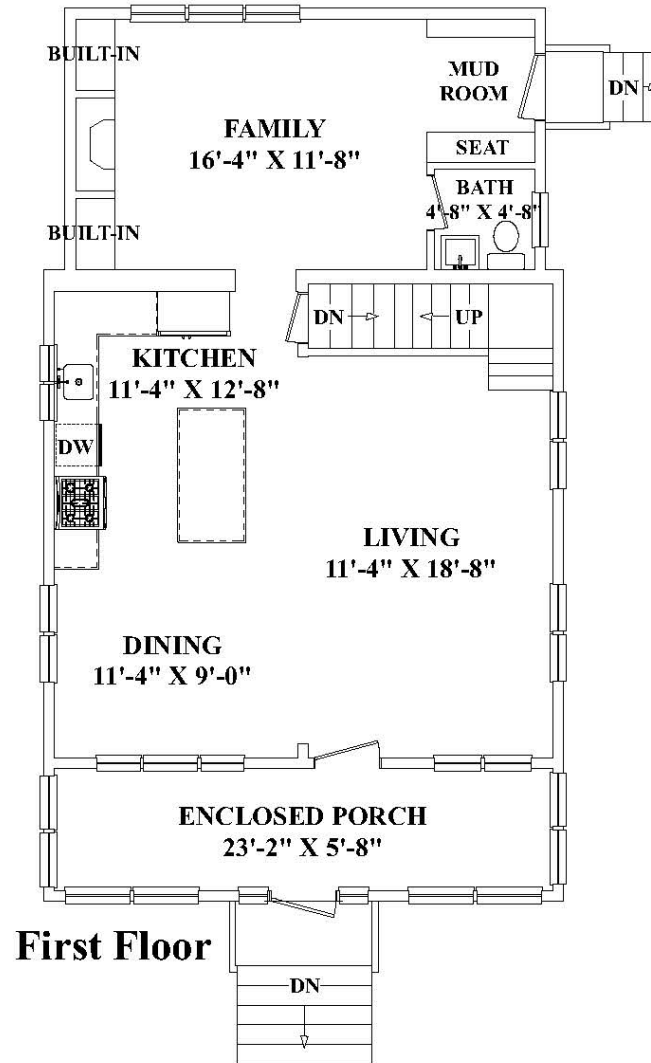
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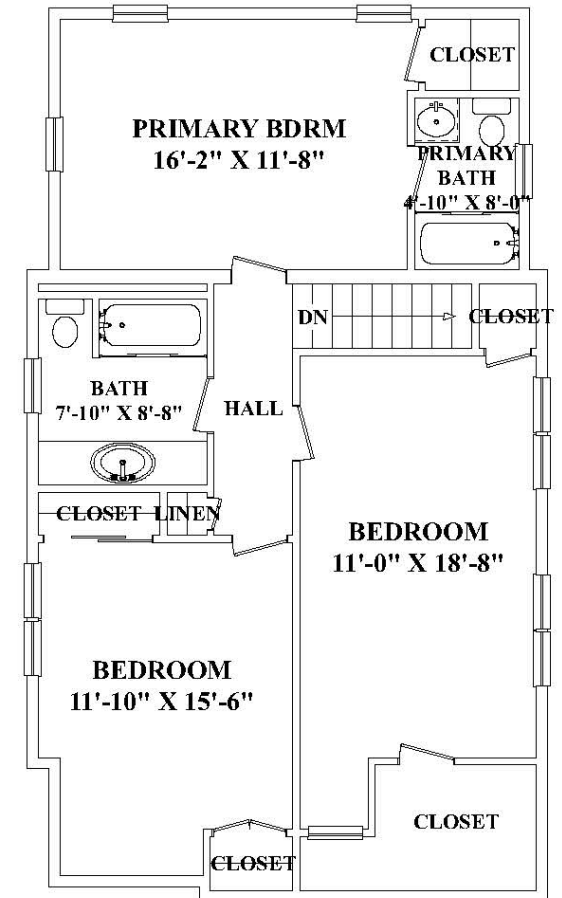
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**Lower Level**



**First Floor**



**Second Floor**