



42 Mount Vernon Street  
Arlington, MA 02476

Max Dublin Team

Gibson  
**Sotheby's**  
INTERNATIONAL REALTY





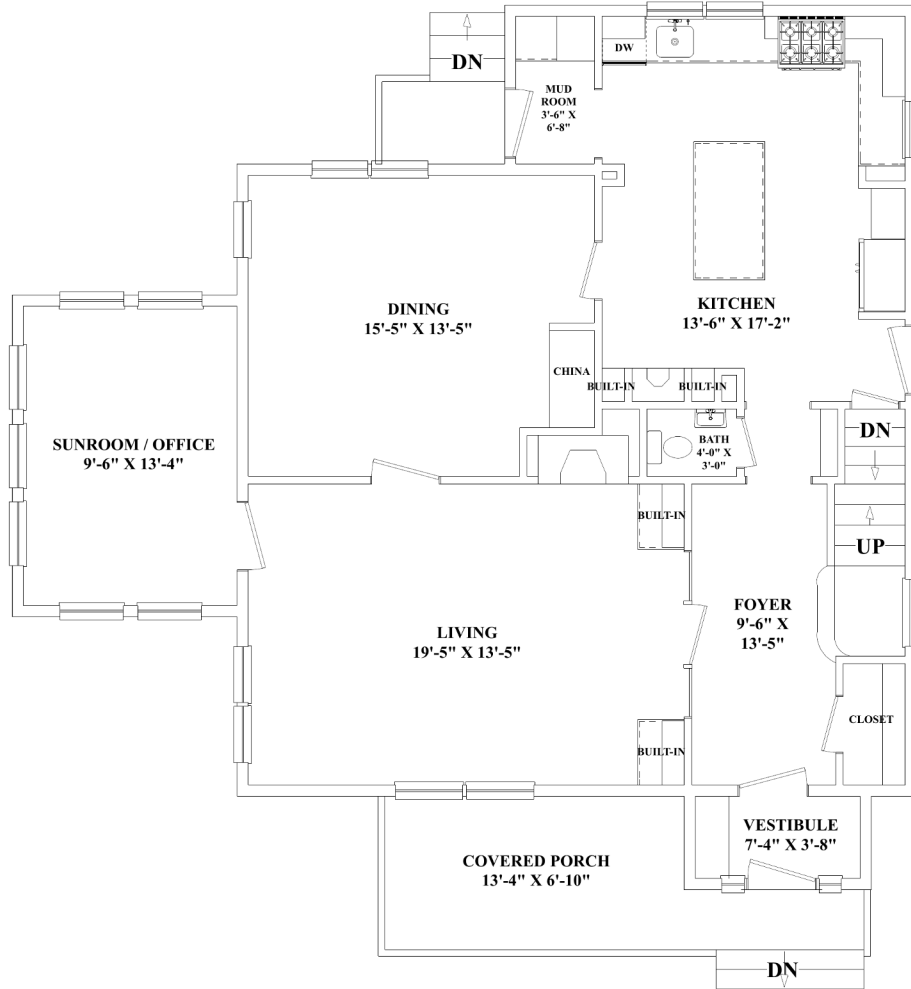




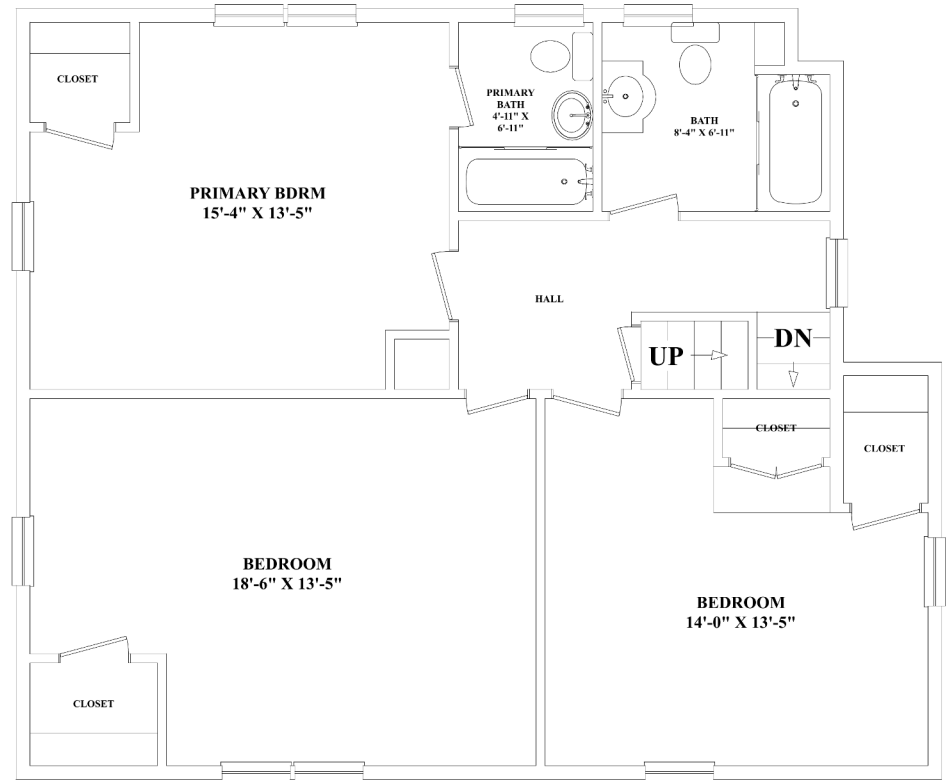
## Light-Filled Dutch Gambrel

This handsome Dutch Gambrel with its wide front porch and bright blue door has a welcoming presence. There is a gracious foyer and French doors in every room, which give the first floor a light-filled openness. The living room features a brick fireplace and custom bookcases. The sunroom is the perfect place to relax and watch the latest. The current owners, who love to cook and entertain, designed a kitchen to do both with ease. Anchored by a butcher-block island and a gas-fireplace, this space is the heart of the home. On summer nights, the patio and perennial gardens are the favorite place to dine, and in winter the cozy dining room beckons. The second floor offers three spacious corner bedrooms, including the primary room, with a full bath and an additional bathroom. The third floor has a fourth bedroom and office. Possibilities abound in the unfinished walk-out basement and potting room. Updates, include 2020 new roof and kitchen appliances; 200-amp electrical service, gas heating, gut-renovated bathrooms, refurbished windows and more. A terrific home in a great neighborhood, convenient to Mass. Ave shops, schools and Robbins Farm Park.

# Floor Plans



FIRST LEVEL

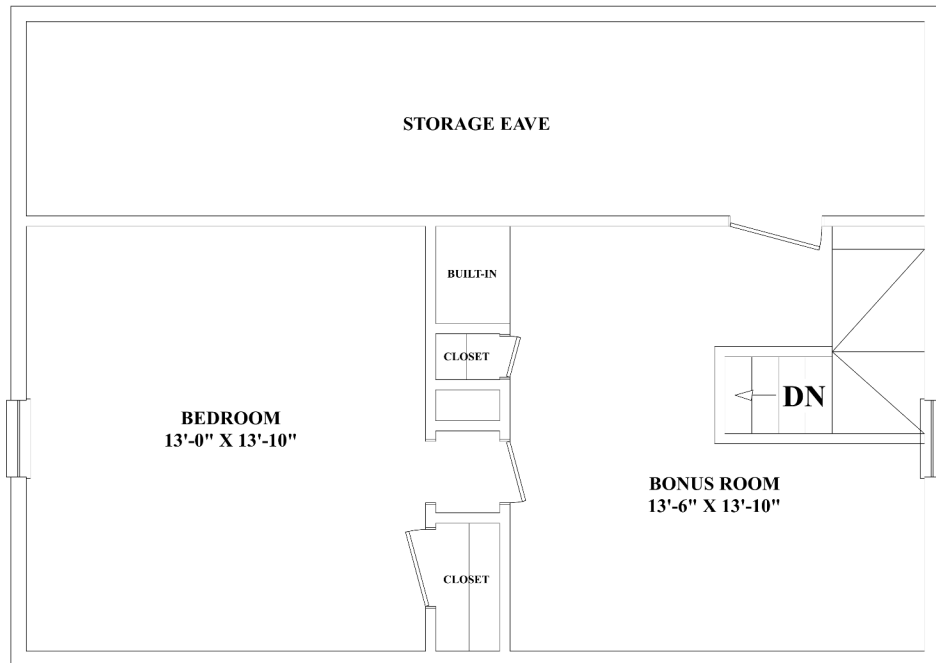


SECOND LEVEL

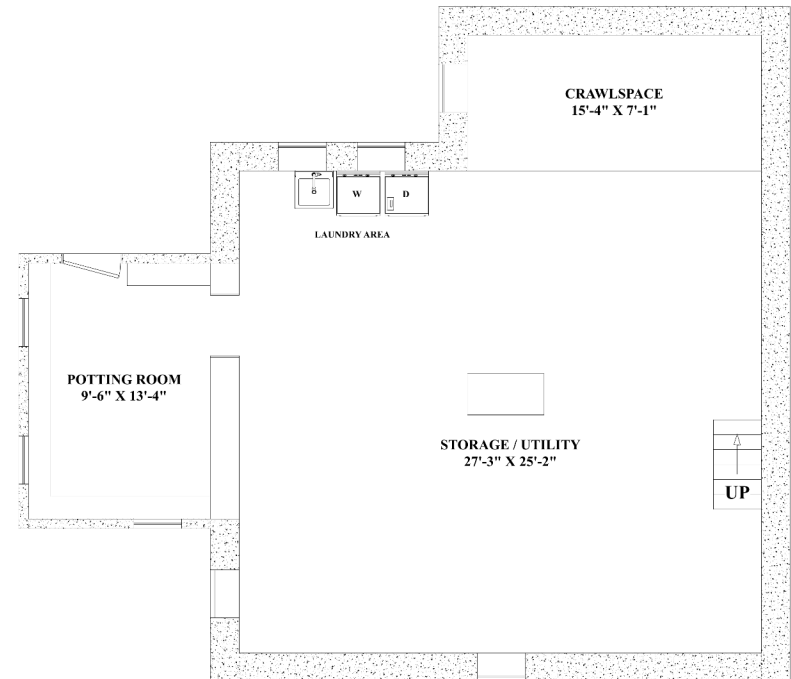


# Floor Plans (cont.)

## THIRD LEVEL



## LOWER LEVEL







# Improvements

## 2008

- Guttled and reconfigured kitchen area, installed new kitchen
- Refinished floors
- Removed wallpaper and painted walls
- Installed new Burnham gas direct vent boiler
- New Mega-Stor indirect water heater
- All new electric service (replaced knob and tube)
- New first floor half bath, new second floor full bath
- Removed aluminum siding
- Repaired cedar siding
- Repaired structure at front porch
- Painted the exterior of the house
- All new storm windows

## 2009

- New full bath in primary bedroom

## 2010

- Regraded and added steps at front and back entry, new walks
- Added gas fireplace to kitchen
- Added island and built ins around fireplace

## 2011

- Built rock wall, patio
- Installed gardens (over the next 9 years)
- Moved Kousa Dogwood from neighbor's yard

## 2012

- Rebuilt all existing windows
- Replaced some exterior details (rafter ends/brackets out of Spanish cedar)
- Built arbor

## 2013

- Replaced rubber roof over kitchen and sunroom, garage (our half)

## 2020

- Stripped and re-roofed Certaineed reflective shingles
- Installed concrete slab in crawl space
- New concrete paver driveway with neighbor
- Repaired retaining walls
- Repointed foundation
- Repainted exterior

## 2021

- New Wolf 6-burner gas range
- New Bosch refrigerator
- New Bosch dishwasher
- Refreshed kitchen
- New half bath toilet

## 2022

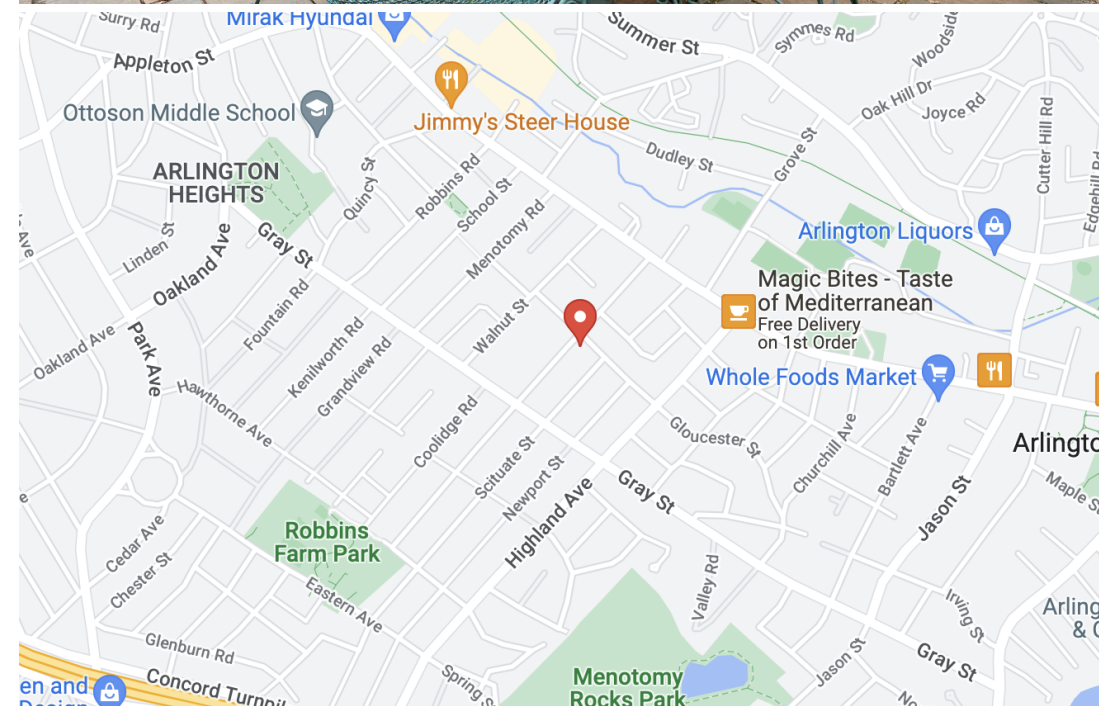
- New garage door on order
- Painted living room and music room, one bedroom, one bathroom, lower hall, stairs and upper hall.
- Replaced expansion tank at boiler
- Refinished floor in lower hall, stair and upper hall
- Replaced bath fans
- Replaced all dimmers
- New light fixtures

# 42 Mount Vernon Street Arlington, MA

OFFERED AT \$1,295,000

## Property Details

<b>Beds</b>	4
<b>Baths</b>	2.5
<b>Living</b>	2,505 sq. ft.
<b>Taxes</b>	\$10,263
<b>Parking</b>	One off street, plus one garage space
<b>Outdoor</b>	Side patio and butterfly garden
<b>Year Built</b>	1921
<b>Roof</b>	Asphalt Shingles
<b>Siding</b>	Wood Siding/ Shingles
<b>Heating</b>	Hot Water Radiators
<b>Hot Water</b>	Natural Gas



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