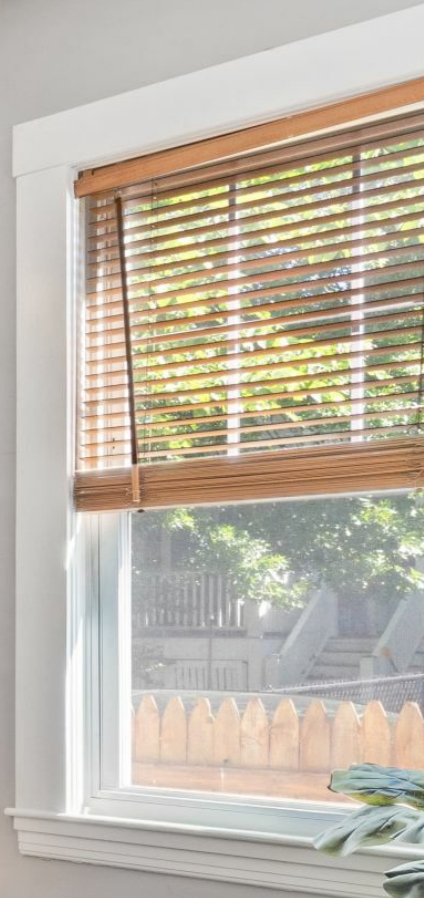




74 Trull Street, Unit B
Somerville, MA 02145

Max Dublin Team

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Charming Magoun Square Condominium

This Magoun Square condominium features a flexible layout on two levels of living space. A charming entry way, high ceilings, original wood work and hardwood floors add an extra layer of graciousness to this home. The living room, which also doubles as one of the two bedrooms, has a large closet, now used as a work from home office. The second bedroom has two nice-sized closets and views of the backyard. The spacious kitchen boasts stainless steel appliances and a cozy breakfast nook. Add to this the formal dining room and the possibilities for entertaining abound. Downstairs is a family room that is great for out of town guests, as there is also a second full bathroom and in-unit laundry. The fenced-in backyard feels like an oasis in the middle of this bustling neighborhood, which includes fun restaurants and shops. The new Magoun Square Green Line Stop is two block away, Tufts University is a quick jaunt, plus Davis Square is easily accessible via the Somerville Community Path.

74 Trull Street, Unit B Somerville, MA

OFFERED AT \$595,000

www.74Trull.com

Property Details

Condo Fee	\$150
Fee Includes	Water;Master Insurance;Exterior Maintenance;Landscaping;Garden Area;Reserve Funds
Beds	2
Baths	2
Living	1,324 Sq. Ft.
Taxes (without exempt)	\$5,007
Taxes (with exempt)	\$1,348
Parking	On Street Permit
Outdoor	Shared backyard and patio area
Year Built / Converted	1920 / 2006
Roof	Rubber
Siding	Vinyl
Heating	Oil Steam and Electric Baseboard



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Cambridge, MA 02138

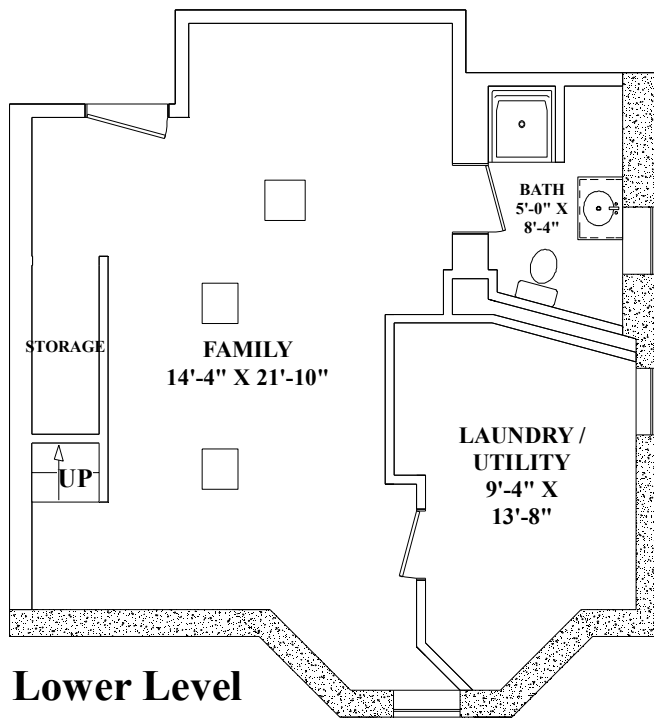
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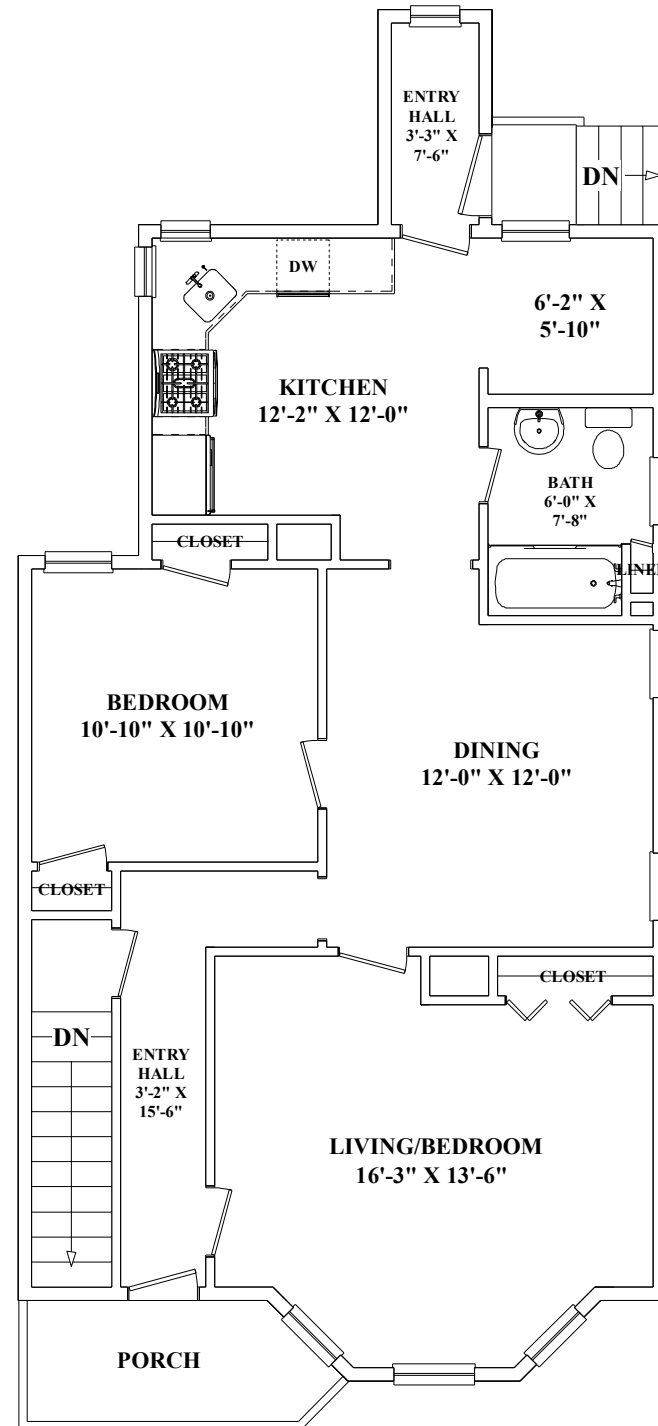
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These plans are for marketing purposes only and to provide general information about 74 Trull St. Unit 2 Somerville, MA. Floor Plans and dimensions are approximate. Prepared for Max Dublin of Gibson Sotheby's International Realty in Cambridge, MA. Plans created by Dimensions New England. www.dimensionshomepage.com (978) 794-3993



Lower Level



First Floor