

16 Saint James Avenue Somerville



*Captivating period details...
exceptional gut renovation*

Offered for \$949,000

Sold for \$1,001,000

Accepted Offer
in Just 2 Days!



RESIDENTIAL BROKERAGE

Gut Renovation 2001
2,343+ Sq Ft Living Area
3 Bedrooms, 2.5 Bath
Master Suite 2nd Floor
Den, Study, Music Studio
Private Roof Deck
Fenced Back Yard
3 Parking in Driveway



Janet Koenig Picinich Photography

www.16SaintJamesAve.com

Exclusive Listing Broker:
Coldwell Banker Residential Brokerage
1730 Mass Ave, Cambridge, MA 02138
www.NewEnglandMoves.com
#1 Coldwell Banker Office in New England



Tamela Roche, Realtor®
Representing You. Always.

phone / fax **617-245-4072**



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Features



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Age	Originally Built 1900, Gut Renovation 2001
Area	2,343 Sq Ft Living Area (City Records), Lot .08 Acres
Deck	Sliding Glass Door to Roof Deck 3 rd Floor
Electric	200 Amp, Circuit Breakers (2001)
Exterior	Clapboard Shingles w/Scalloped Details
Extras	Cat V Cabling & Stereo Sound Throughout
Floors	Hardwood, Slate, Marble, Ceramic Tile
Kitchen	Cherry Cabinetry, SS Appliances, Granite Counters
Laundry	Maytag Front-Load Electric Washer/Dryer - 2 nd Floor
Lighting	Recessed Lighting Throughout, Skylights
Parking	3 Off-Street Parking Spaces in Stone Driveway
Plumbing	Installed New Throughout (2001)
Porches	Large Front Porch, Side Entry Porch (Both Covered)
Roof	Asphalt/Fiberglass Shingles (2001)
Studio	Music Studio w/Sound-Proofing in Lower Level
Systems	2 Zones Central Heat/Air (2001), HWH by Gas (2009)
Taxes	\$ 6,896.16 Taxes w/ Residential Exemption (2010)
Windows	Double-Pane Tilt-In (2001)
Yard	Fenced-In Private Back Yard w/Side Gate Entry

A truly "great room" off the kitchen & dining w/picture windows overlooking back yard.



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2nd Floor Study



Master Suite



Private Master Bath



3rd Floor Den

Plumbed for wet bar, sliders to roof deck

*Spacious, flexible floor plan
to live, relax and PLAY!*

Master Suite

Tray Ceiling w/Cove Lighting, Walk-In Closet w/Custom Built-Ins

Separate Sound System, Hardwood Floor

Private Master Bath w/Mahogany, Marble & Travertine

Soaking Tub, Glass Shower, Private Commode & Bidet

2nd & 3rd Bedroom

Hardwood Floor, Walk-In Closet w/Custom Built-Ins

Bathrooms

1st Floor: Half-Bath w/Pedestal Sink & Slate Floor (Mud-Room)

2nd Floor: Full Bath w/Tub & Shower, Pedestal Sink, Ceramic Tile

2nd Floor: Master Bath (*details above*)



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16 Saint James Avenue Before & After Renovations



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