



Davis Square Oasis

Enjoy a gentle breeze under Bamboo trees in the private Secret Garden!

15
Park Avenue, Somerville

Offered for \$ 765,000



Italianate Victorian c.1880
Charming Period Details
Light Abounds Throughout
1,785 Sq Ft Living Area
4 Bedrooms, 2 Full Bath
Study & Workshop
All Seasons Landscape



SOLD!



Exclusive Listing Broker:
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Classic Victorian Foyer

15 Park Avenue, Somerville

Features

Age	Originally Built 1880, Renovations Since
Appliance	GE Profile Stainless Steel (2006)
Area	1,785 Sq Ft Living Area (Per City Records)
Bath	2 Full Bathrooms; 1 Per Floor
Bedrooms	4 Bedrooms all on Second Floor
Cabinetry	Custom Maple Cabinetry
Counters	"Brazilian Blue" Granite Kitchen Counters (2006)
Dishwasher	GE Profile Quiet Power 6 (2006)
Electric	100 Amp, Circuit Breakers
Exterior	Wood Shingles Painted in 2010
Floors	Hardwood, Marble (Baths) & Cork (Kitchen & Stairs)
Gutters	Wood Gutters Replaced (2009)
Heat	High-Efficiency Weil McLean Oil Boiler/Burner (2010)
Irrigation	3 Zones Irrigation System, Efficient w/Rain Override
Island	Custom Island in Kitchen Included
Kitchen	Maple Cabinetry, SS Appliances, Granite Counters
Laundry	Samsung High-Tech Steam Washer, Gas Dryer (2010)
Lot	.05 Acres (Per City Record)
Microwave	Built-In GE Profile Space Maker XL1800 (2006)
Patio	Brick Patio in Secret Garden
Porch	Large Covered Front Porch
Range	GE Profile (Gas) w/Convection & Grill Top (2006)
Refrig.	GE Profile w/Ice Maker & Filtered Water (2006)
Roof	Asphalt Shingles Installed Main Roof (2005)
Roof New	Zinc Clad Copper Front Porch & Bay Windows (2010)
Sink	Stainless Steel w/Built-In Soap & Water Filtration
Study	Study in Upper Level Alcove
Taxes	\$ 5,033.78 Taxes w/ Residential Exemption FY11
Water	Hot Water Heater by Gas (2006)
Windows	Original in Living Levels; Newer in Basement (2009)
Workshop	Large Workshop in Basement



Front to Back Living Room



Exposed Beams, Plate Rail



GE Profile SS Appliances, Cork Floor



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*With High Ceilings Light Abounds
in Every Room on Second Floor*

Study & Home Office

Second Floor Study Area w/ Large Window in Addition to Four Bedrooms

Four Corner Bedrooms

Each Bedroom: Hardwood Floors & Two or More Windows For Ample Light
Private Master Bedroom Includes Large Walk-In Closet w/Organizers
Bedroom Used As Nursery Includes Sink & Built-In Shelves & Storage
Bedroom Used As Home Office Includes a Walk-In Closet + Smaller Closet

Two Full Bathrooms

Floor 1: Shower, Sink w/Cabinet, Window, Exhaust Fan, Marble Tile Floor

Floor 2: Tub & Shower, Pedestal Sink, Window, Exhaust Fan, Marble Tile Floor



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15 Park Avenue, Somerville

Welcome to Vibrant Davis Square!

Walk Score = 97 "Walker's Paradise"

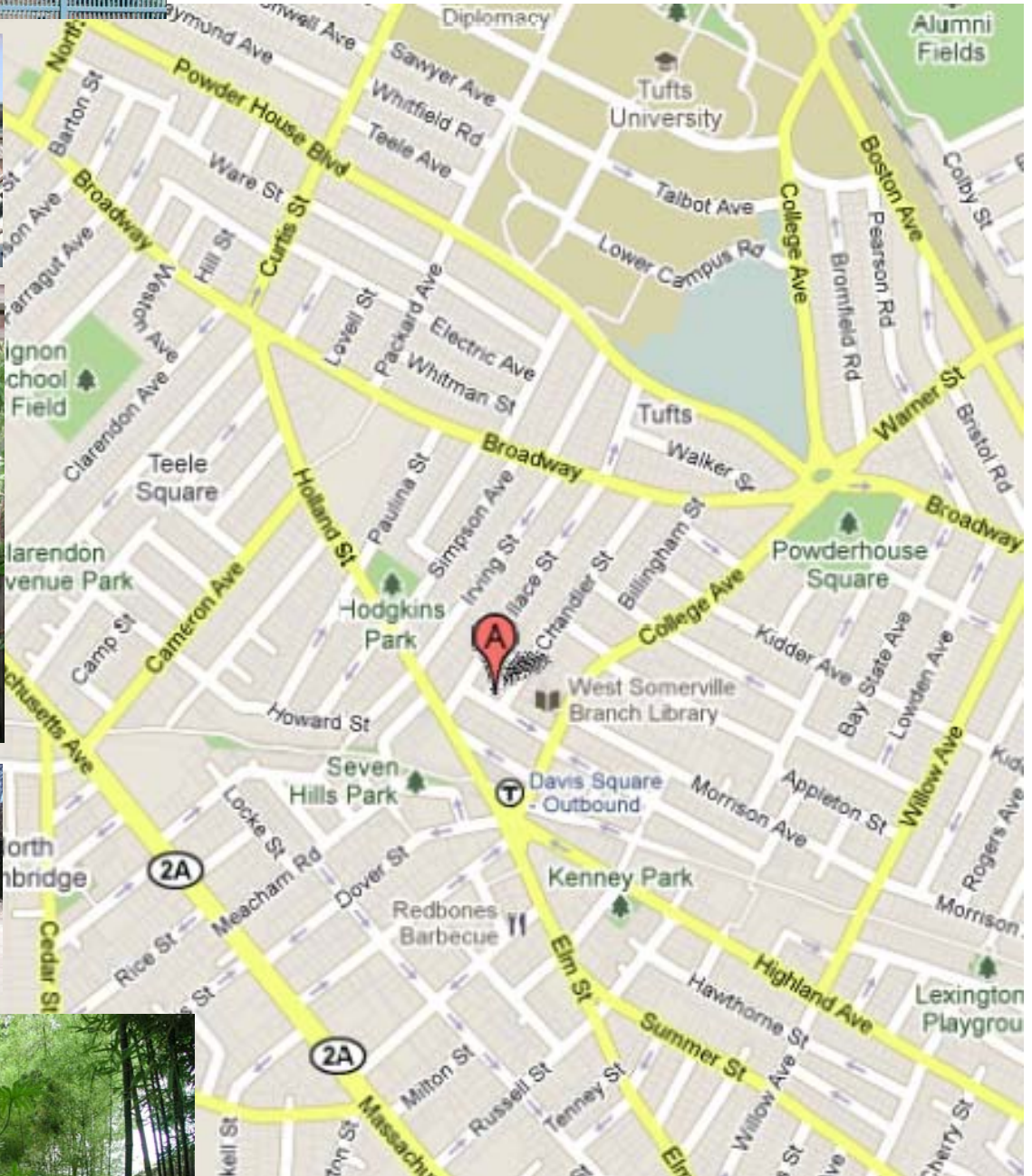
Transit Score = 72 "Excellent Transit"

MBTA Buses = #87, #89, #94, #96 Within .05 Miles

MBTA Red Line Subway Within .06 Miles

5 ZipCar Locations 2 in Davis Square, 5 Total Nearby

Bike Path Just 2 Blocks Away



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