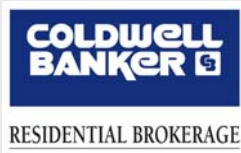




7 Gibbens Street Somerville

*Victorian Gem, Spacious and Bright,
What A Surprising Delight!*

Offered for \$ 599,000



Victorian c.1886
2,475 sf, 3 Living Levels
4 Bedrooms, 2 Full Baths
2 Additional Study
Covered Front Porch
Enclosed Sun Room
2 Car Garage
2 Parking Paved Driveway



With neighborly chats on the delightful front porch or peaceful relaxation in the enclosed sun room, one may sense the many generations of love given to this Queen Anne Victorian gem.



Tamela Roche, Realtor®
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Exclusive Listing Broker:
Coldwell Banker Residential Brokerage
1730 Mass Ave, Cambridge, MA 02138
www.nemoves.com

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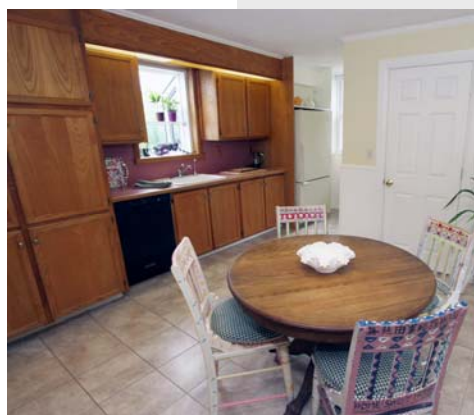
7 Gibbens Street, Somerville



16 x 16 Living Room w/Built-Ins



15 x 13 Formal Dining Room



12 x 11 Eat-In Kitchen, Walk-In Pantry



Black Granite Wood-Burning Fireplace

Age	Originally Built 1886 Per Deed
Area	2,475 sf Measured (2006 sf City Record), Lot .09 Acres
Bath	2 Full Bathrooms (Located on 1 st & 2 nd Floor)
Beds	4 Bedrooms w/Closet, Hardwood, Heat, Windows
Cabinetry	Custom White Ash Kitchen Cabinets
Details	Encased Pocket Doors, Ceiling Medallions
Dining Rm	15x13, Bay Windows, Ceiling Fan, 2 Walk-In Closets
Dishwasher	Kitchen-Aid
Dry Sink	Soapstone Double Sink w/Hot & Cold (Lower Level)
Electric	100 Amp Circuit Breakers
Exterior	Vinyl Siding (Approx. 12 years)
Extra Rm	15x15 Unfinished Room (Not Included in Measured sf)
Fireplace	Black Granite Wood-Burning Fireplace
Floors	Maple Hardwood Throughout (Refinished 2010)
Garage	19x19, 2 Parking 1 st Level, Interior Access 2 nd Level
Heat	3 Zones Gas FHW (Baseboard), 3 rd Floor Electric
Hot Water	Gas Hot Water Tank
Kitchen	12x11, Wainscot, Ceramic Tile, Garden Window
Laundry	Washer & Gas Dryer Hook-ups Lower Level
Landscape	Mature Plantings Lovingly Maintained on 3 Sides
Living Rm	16x16, Bay Windows, Ceiling Fan, Fireplace, Built-Ins
Pantry	Large Walk-In Pantry Off Kitchen w/Built-In Shelves
Parking	2 Car Garage + 2 Parking in Paved Driveway
Porches	Covered Front Porch + Enclosed Sun Room 17x6
Range	Gas, Frigidaire Gallery Series Stainless Steel
Refrig.	Whirlpool Refrigerator/Freezer w/Ice Maker
Roof	Slate (Main House & Garage), Asphalt (Porch, Sun Rm)
Study (2)	Finished Study on 2 nd Floor 11x7, 3 rd Floor 15x11
Storage	Generous Closets & XL Basement w/High Ceiling
Street	One-Way Street Publicly Maintained
Taxes	\$ 3,699.32 FY11 (Includes Residential Exemption)
Walk-Out	Walk-Out Access from Lower Level
Water	Water Filter Kitchen Faucet + 2 Outdoor Spigots
Window	Harvey Double & Triple-Pane (Approx. 5 years)



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7
Gibbens Street
Somerville



Garage (c.1886 Carriage House)

19x19, Electronic Door, Slate Roof
2 Car Parking on 1st Level
Interior Access to 2nd Level

Second Floor

Large Linen Closet in Hallway

Master BR: 15x13, Maple Floor, Ceiling Fan, Closet, FHW Baseboard, 3 Windows

BR #2: 15x13, Maple Floor, Ceiling Medallion, Closet, FHW Baseboard, 3 Windows

BR #3: 14x13, Maple Floor, Ceiling Medallion, Closet, FHW Baseboard, 3 Windows

Study #1: 11x7, Maple Floor, Closet, Indirect Heat, Window

Third Floor

Skylight, 2 Large Closets in Hallway

BR #4: 13x13, Finished, Wood Floor, Closet, Electric Baseboard, Window

Study #2: 15x11, Finished, Wood Floor, Indirect Heat, Window, Corner Built-Ins

Extra Room: 15x15, Unfinished, Not Included in 2,475 Measured Living Area

Two Full Bathrooms (Both Re-grouted & Freshly Painted 2010)

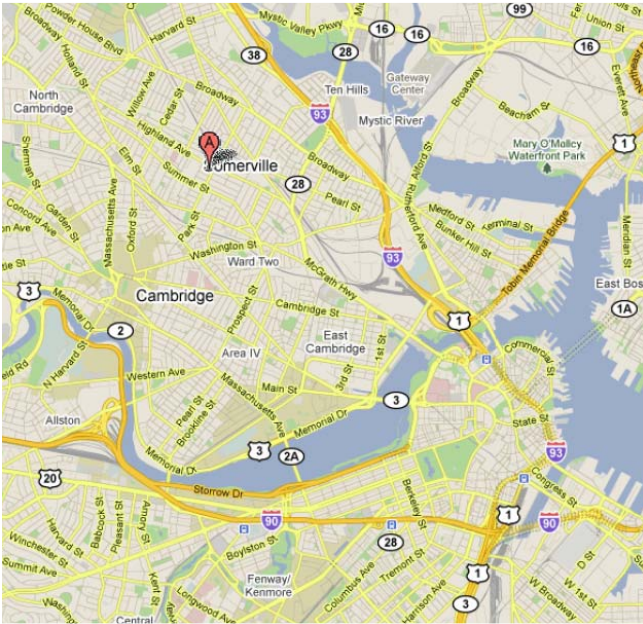
1st Floor: Full Tub/Shower, Heat, Fully Ceramic-Tiled, Window

2nd Floor: Full Tub/Shower, Heat, Fully Ceramic-Tiled, Window, Newer Toilet & Sink



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Welcome to Somerville!

Awarded "All America City" 2009

Somerville has **41 recreational fields** in addition to community gardens and schoolyard playgrounds!

Walk Score = 82 "Very Walkable"

Transit Score = 59 "Good Transit"

MBTA Buses #88 & #90 .05Mi #85 .14Mi #80 .32 Mi

MBTA Red Line Porter Square .75 Miles

Parks Bailey Park, Central Hill, Osgood, Conway

Community Garden Vinal Ave & Summer St

Dog Park Nunziato Field, Vinal Ave & Summer St

Library Somerville Main Library

ZipCar® Next Door! Station: Central St/Gibbens St



Community Information

City of Somerville

ci.somerville.ma.us

Green Line MBTA

GreenlineExtension.org

Community Garden

TheGrowingCenter.org

Farmer's Market

UnionSquareMain.org/food

Dog Park **Nunziato Field at Vinal & Summer**

Somerville Arts

SomervilleArtsCouncil.org



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