



MLS # 70628440 - Active
Single Family - Detached

55 Matthew Lane
Waltham, MA 02452
Middlesex County

List Price: **\$1,149,000**

Style: **Colonial**
Total Rooms: **8**
Full/Half/Master Baths: **3/0/**
Grade School: **North East**
High School: **Waltham High**
Neighborhood/Sub-Division: **Pigeon Hill Estates IV**

Color: **Beige**
Bedrooms: **4**
Fireplaces: **3**
Middle School: **Kennedy**

Directions: **Take Trapelo Rd. to Forest to Harrington Rd. to Roseanna Dr. right on Raffaele left on Matthew**

Remarks

Wonderful Pigeon Hill Estates IV "On Top Of the Hill" gorgeous views of the Blue Hills convenient to all amenities, top area in the city of Waltham. Phenomenal landscaping with in ground sprinkler system. There will be low city of Waltham real estate taxes compared to other cities or towns. This property also has dual zone wine cooler in kitchen, propane gas for oven and 3 fireplaces, basement level extra plumbed-in full bath, 3800 sqft of living space plus.

Property Information

Approx. Living Area: **3800 sq. ft.** Approx. Acres: **0.23 (10115 sq. ft.)** Garage Spaces: **2 Under, Storage, Work Area, Side Entry**
Living Area Includes: Heat Zones: **3 Central Heat, Forced Air, Oil, Hydro Air** Parking Spaces: **5 Off-Street**
Living Area Source: **Owner** Cool Zones: **3 Central Air** Approx. Street Frontage:
Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Hard Wood Floor
Dining Room:	1		Hard Wood Floor
Family Room:	1		Fireplace, Hard Wood Floor
Kitchen:	1		Hard Wood Floor
Master Bedroom:	2		Fireplace, Walk-in Closet, Hard Wood Floor, Hot Tub/Spa
Bedroom 2:	2		Hard Wood Floor
Bedroom 3:	2		Hard Wood Floor
Bedroom 4:	2		Hard Wood Floor
Bath 1:			Full Bath, Ceramic Tile Floor
Bath 2:			Full Bath, Ceramic Tile Floor
Bath 3:			Full Bath, Ceramic Tile Floor, Hot Tub/Spa
Laundry:	1		--
Mud Room:			--
Foyer:			--

Features

Appliances: **Range, Dishwasher, Disposal, Compactor**
Area Amenities: **Public Transportation, Shopping, Park**
Basement: **Yes Full, Walk Out, Interior Access, Garage Access, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **110 Volts**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Clapboard**
Exterior Features: **Porch, Patio, Sprinkler System**
Flooring: **Wood, Plywood**
Foundation Size: **00000**
Foundation Description: **Poured Concrete**
Hot Water: **Oil, Tank, Separate Booster**
Insulation: **Full, Fiberglass**
Interior Features: **Central Vacuum, Security System, Cable Available**
Lot Description: **Paved Drive**
Road Type: **Private**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, City/Town Sewer**
Utility Connections: **for Electric Dryer, Washer Hookup**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Home Own Assn: **Yes**
HOA Mandatory: **Yes**
Lead Paint: **None**
UFFI: **No** Warranty Available: **Yes**
Year Built: **2007** Source: **Owner**
Year Built Description: **Under Construction**
Year Round:

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **000**
Book: **000** Page: **000**
Cert:
Zoning Code: **RES**
Map: Block: Lot: