

**FICO Realty Group Presents
25 Washington Ave Burlington, MA.**



Pride of ownership shows in this beautiful home and has it all for great entertaining and luxury living. Open concept kitchen featuring white beadboard cabinets, granite, island and a gas peninsula fireplace leading to dining room with atrium style window and slider opening to a deck. Living room with cathedral ceilings, skylights, wood burning fireplace, and a bright sunroom for extra living space. Hardwood floors throughout. Lower level offers spacious family room with gas burning stove, bedroom, 2nd partial kitchen, bonus room with built-ins, full bath and laundry room. Enjoy summer days out in the gorgeous backyard featuring patio, in-ground swimming pool, cabana, shed and bonus storage room. Farmers Porch, 2 car garage. Desirable neighborhood! Easy access to highways, Lahey Clinic and the new wonderful restaurants Burlington has to offer!

Offered at \$729,900



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**FICO Realty Group
FICOrealtygroup.com**

All information supplied by owners; no attempt has been made to verify the same. Sales offerings are made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

ALL Brokers/Salespersons represent represent the seller, not the buyer in the marketing and negotiating and sale of any property, unless disclosed. However, the Broker or Salesperson had an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

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<p>Style- Split Level/ Contemporary Year Built- 1969 Rooms- 10 Bedrooms- 3 Bath- 2 Approx. Living Area- 2642 Sqft.</p> <p><u>STRUCTURE</u> Flooring- Hardwood/ Tile Basement- Full Parking- Attached Garage- 2 Off Street- 6</p> <p><u>SYSTEMS</u> Heat- Baseboard/Gas Cooling- Forced Air Water- Town Sewer- Town</p> <p><u>LEGAL</u> Zoning- Res</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Rooms</th> <th style="text-align: left;">Size</th> <th style="text-align: left;">FL</th> </tr> </thead> <tbody> <tr> <td>Kitchen</td> <td>28x11</td> <td>2</td> </tr> <tr> <td>Dining Room</td> <td>14x13</td> <td>2</td> </tr> <tr> <td>Living Room</td> <td>15x14</td> <td>2</td> </tr> <tr> <td>Sun Room</td> <td>13x11</td> <td>2</td> </tr> <tr> <td>Master Bedroom</td> <td>20x12</td> <td>2</td> </tr> <tr> <td>Bedroom #2</td> <td>10x13</td> <td>2</td> </tr> <tr> <td>Bathroom</td> <td></td> <td>2</td> </tr> <tr> <td>Bathroom</td> <td></td> <td>1</td> </tr> <tr> <td>Den</td> <td>18x17</td> <td>1</td> </tr> <tr> <td>Bedroom #3</td> <td>18x11</td> <td>1</td> </tr> <tr> <td>Other</td> <td>20x11</td> <td>1</td> </tr> <tr> <td>Bonus Room</td> <td>17x8</td> <td>1</td> </tr> </tbody> </table> <p style="color: red; font-weight: bold; margin-top: 10px;">All measurements +or -</p>	Rooms	Size	FL	Kitchen	28x11	2	Dining Room	14x13	2	Living Room	15x14	2	Sun Room	13x11	2	Master Bedroom	20x12	2	Bedroom #2	10x13	2	Bathroom		2	Bathroom		1	Den	18x17	1	Bedroom #3	18x11	1	Other	20x11	1	Bonus Room	17x8	1
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Public high school in Burlington:

- **Burlington High School** (Students: 990; Location: 123 CAMBRIDGE STREET; Grades: 9-12)

Private high school in Burlington:

- **Open Bible Academy** (Students: 74; Location: 3 Winn St.; Grades: PK-12)

Public elementary/middle schools in Burlington:

- **Marshall Simonds Middle School** (Students: 841; Location: 114 WINN STREET; Grades: 6-8)
- **Francis Wyman Elementary School** (Students: 552; Location: 41 TERRRACE HALL AVENUE; Grades: K-5)
- **Fox Hill School** (Students: 506; Location: 1 FOX HILL RD; Grades: K-5)
- **Pine Glen Elementary School** (Students: 391; Location: 1 PINE GLEN WAY; Grades: K-5)
- **Memorial School** (Students: 248; Location: 125 WINN STREET; Grades: K-5)

Private elementary/middle schools in Burlington:

- **MOUNT HOPE CHRISTIAN SCHOOL** (Students: 342; Location: 3 MCGINNIS DR; Grades: PK - 5)
- **KINDER CARE LEARNING CENTER** (Students: 127; Location: 133 CAMBRIDGE ST; Grades: PK - KG)
- **TENDER LEARNING CENTRE** (Students: 39; Location: 87 2ND AVE; Grades: PK - KG)
- **KINDER CARE LEARNING CENTER** (Students: 29; Location: 18 RAY AVE; Grades: PK - KG)
- **KNOWLEDGE BEGINNINGS** (Students: 21; Location: 30 MALL RD; Grades: PK - KG)

Library in Burlington

BURLINGTON PUBLIC LIBRARY (Operating income: \$1,197,661; Location: 22 SEARS STREET; 89,164 books; 6,814 audio materials; 6,818 video materials; 5 local licensed databases; 34 state licensed databases; 3 other licensed databases; 193 print serial subscriptions)

(Information on this page supplied by City-Data.com)

Read more: <http://www.city-data.com/city/Burlington-Massachusetts.html#ixzz3jrsBi5oP>

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