



**MLS # 72818810 - New  
Single Family - Detached**

**2 McIntyre Drive  
Burlington, MA 01803-3736  
Middlesex County**

List Price: **\$599,000**

Style: **Cape**  
Color: **Yellow**  
Grade School: **Memorial**  
Middle School: **Marshall Simmon**  
High School: **Burlington High**  
Handicap Access/Features:

Total Rooms: **7**  
Bedrooms: **3**  
Bathrooms: **2f 0h**  
Master Bath:  
Fireplaces: **1**

Directions: **Cambridge Street to Birchcrest to McIntyre - Center to Birchcrest to McIntyre**

**Remarks**

**A lot of love and heart shows in this lovely 7 room, 3 bedroom, 2 bath, Cape home occupied by the same owner for over 40 years. Sit and enjoy your morning coffee in the beautiful 3 season room with sliders that open to a large deck. Notice the beautiful entry door and bay window upon entering the front door and pretty French doors in the living room with a wood burning fireplace. This home offers a bright kitchen with white cabinets, charming dining room with corner built-in cabinet, an additional room for first floor office/den or bedroom and well cared for hardwood floors. 2nd floor features 2 bedrooms and a bath with shower. This meticulously maintained landscaped lot in a great convenient location allows for walking to public transportation, schools, Burlington commons and all Burlington has to offer. Showings begin Friday at noon and offers due in by Wednesday April 28 by 10:00 a.m..**

**Property Information**

Approx. Living Area: **1,428 Sq. Ft.**

Approx. Acres: **0.48 (20,704 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **Hot Water Baseboard, Oil**

Parking Spaces: **4 Off-Street**

Living Area Source: **Public Record**

Cool Zones: **None**

Approx. Street Frontage:

Living Area Disclosures: **Additional square footage in basement**

Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		<b>Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box, French Doors</b>
Dining Room:	1		<b>Closet/Cabinets - Custom Built, Flooring - Hardwood</b>
Kitchen:	1		<b>Ceiling Fan(s), Flooring - Wood</b>
Master Bedroom:	2		-
Bedroom 2:	2		-
Bedroom 3:	1		<b>Flooring - Hardwood</b>
Laundry:	B		-
Sun Room:	1		<b>Slider</b>

**Features**

Appliances: **Range, Dishwasher, Disposal, Microwave**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Medical Facility, Highway Access, House of Worship, Public School**

Basement: **Yes Full, Partially Finished**

Beach: **No**

Exterior: **Wood**

Exterior Features: **Deck - Wood**

Flooring: **Laminate, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Insulation: **Partial**

Lot Description: **Paved Drive**

Road Type: **Public**

Roof Material: **Asphalt/ Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

**Other Property Info**

Disclosure Declaration: **No**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1954** Source: **Public Record**

Year Built Description:

**Approximate**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

**Tax Information**

Pin #: **M:000029 P:000132**

Assessed: **\$494,200**

Tax: **\$4,764** Tax Year: **2020**

Book: **28738** Page: **569**

Cert:

Zoning Code: **RO**

Map: Block: Lot:

**Office/Agent Information**

Listing Office: **FICO Realty Group (781) 272-4073**

Listing Agent: **Paula Fico (617) 851-3241**

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Lock Box**

Showing: Facilitator: **Lock Box**

Special Showing Instructions: **Please email list agent at paula@ficorealtygroup.com.SHOWINGS BEGIN FRIDAY 4/23 AT**

**Compensation**

Sub-Agent: **Not Offered**

Buyer Agent: **2.0**

Facilitator: **1.0**

Compensation Based On: **Net Sale Price**

**Firm Remarks**

**PLEASE ADHERE TO COVID PROTOCOL - PLEASE REMOVE SHOES UPON ENTRY OF HOME OFFER DUE IN WEDNESDAY 4/28 BY 10:00 A.M.**

**Market Information**

Listing Date: **4/22/2021**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$599,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing: