



**MLS # 73045592 - New
Single Family - Detached**

**76 Albion Street
Somerville, MA 02145
Middlesex County**

Style: **Other (See Remarks)**
Color: **Yellow**
Grade School:
Middle School:
High School: **Somerville High**
Approx. Acres: **0.07 (3,242 SqFt)**
Handicap Access/Features:
Directions: **Central to Albion - Albion is a one-way Street.**

List Price: **\$899,000**

Total Rooms: **8**
Bedrooms: **5**
Bathrooms: **1 f 0h**
Main Bath:
Fireplaces: **0**
Approx. Street Frontage:

Remarks

Fantastic commuter location!! Walk to new green line extension Magoon Sq. t stop. This charming property offers lots of potential for someone who is looking for a house with character, 3 floors of living space, good size fenced in backyard and much more. 1st floor features large dining room and living room with hardwood floors and pocket doors that divide them. Large eat-in kitchen with plenty of cabinets, gas stove, picture window, laundry room and also a separate room that can be used as a mud room if desired. 2nd floor has 3 bedrooms and bath. 3rd floor has 2 additional good size bedrooms. Roof replaced 2012, heating system 13 - 14 years old, Oil tank replaced 2010, Brand new hot water tank. 100 amp electrical service. This home is waiting for a contractor, investor, or a buyer looking to put sweat equity and put time and effort to make it their own. Close to schools, parks, restaurants and all that Somerville has to offer. See floor plans attached!

Property Information

Approx. Living Area Total: **1,923 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,923 SqFt** Approx. Below Grade:
Living Area Disclosures:

Heat Zones: **Forced Air, Oil** Cool Zones: **None**
Parking Spaces: **0 On Street Permit** Garage Spaces: **0**
Disclosures: **2 bedrooms on 3rd floor no heat but can access hookup from 2nd floor if desired. Sellers used as bedrooms. 1/2 bath in basement water not hooked up.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	-	-
Dining Room:	2	-	-
Kitchen:	1	-	-
Main Bedroom:	2	-	-
Bedroom 2:	2	-	-
Bedroom 3:	2	-	-
Bedroom 4:	3	-	-
Bedroom 5:	3	-	-
Bath 1:	2	-	-
Bath 2:	B	-	-

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Park, Highway Access, Public School, T-Station**
Basement: **Yes Full**
Beach: **No**
Construction: **Frame**
Electric: **100 Amps**
Exterior: **Vinyl**
Exterior Features: **Fenced Yard**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Interior Features: **Cable Available, Walk-up Attic**
Lot Description: **Other (See Remarks)**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range**
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: **1900** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$829,600**
Tax: **\$8,445.33** Tax Year: **2022**
Book: **30661** Page: **137**
Cert:
Zoning Code: **RA**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0**
Facilitator: **1.0**
Compensation Based On: **Net Sale Price**

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: **Call List Agent, Appointment Required**
Showing: Facilitator: **Call List Agent, Lock Box, Appointment Required**
Special Showing Instructions: **Showings begin Saturday 10/8. Seller prefers showing before 6 p.m.**

Firm Remarks

Property being sold in "as is" condition.

Market Information

Listing Date: **10/7/2022**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date:
Original Price: **\$899,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing: