

MLS # 73098839 - New

Single Family - Detached



40 Leonard Street
Woburn, MA 01801
Middlesex County

List Price: **\$499,900**

Style: **Colonial** Total Rooms: **6**
Color: **GRAY** Bedrooms: **3**
Grade School: Bathrooms: **1f 0h**
Middle School: Main Bath:
High School: Fireplaces: **0**
Approx. Acres: **0.14 (6,240 SqFt)** Approx. Street Frontage:
Handicap Access/Features:
Directions: **MAIN ST. TO GREEN ST. TO LEONARD**

Remarks

A wonderful opportunity for someone to move into Woburn and enjoy all this City offers! A charming home that has been in the same family for over 80 years! Big ticket items that have been updated over the years are roof, siding, heat, windows, oil tank, electrical. This 6 room, 3 bedroom, 1 bath Colonial offers on the First floor kitchen with pantry, dining room and living room with hardwood floors. Staircase up to the second floor which features a bath room, 3 bedrooms (hardwood floors) and a walk-up attic. Great location with easy access to highways, downtown, shopping, schools and horn pond and more!! Good size back yard! Come bring your home improvement and decorating ideas to make this your very own. Estate Sale! OPEN HOUSE SATURDAY 1 PM TO 3 PM! Being sold "as is".

Property Information

Approx. Living Area Total: **1,435 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,435 SqFt** Approx. Below Grade:
Living Area Disclosures:
Heat Zones: **1 Oil** Cool Zones: **0 None**
Parking Spaces: **3 Off-Street** Garage Spaces: **0**
Dislosures: **HOUSE BEING SOLD IN "AS IS CONDITION". ESTATE SALE.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Appliances: **Range, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Highway Access, House of Worship, Public School**
Basement: **Yes**
Beach: **No**
Construction: **Frame**
Electric: **100 Amps**
Exterior: **Vinyl**
Exterior Features: **Porch**
Flooring: **Hardwood**
Foundation Size:
Foundation Description: **Concrete Block**
Lot Description: **Cleared**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1937** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$483,800**
Tax: **\$4,209** Tax Year: **2023**
Book: **40197** Page: **109**
Cert:
Zoning Code: **R-2**
Map: Block: Lot:

Compensation

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