



**MLS # 73125177 - New
Single Family - Detached**

**28 Betts Road
Belmont, MA 02478
Middlesex County**

List Price: **\$1,250,000**

Style: **Cape** Total Rooms: **7**
 Color: Bedrooms: **3**
 Grade School: **Burbank** Bathrooms: **3f 0h**
 Middle School: **WL Chenery** Main Bath:
 High School: **Belmont High** Fireplaces: **1**
 Approx. Acres: **0.17 (7,509 SqFt)** Approx. Street Frontage:
 Handicap Access/Features:
 Directions: **Grove to Betts Road**

Remarks

Introducing a Charming brick front 3 BR,3 BA Cape that is nestled on a beautiful corner lot in a desirable location! This well cared for home has been in the same family for seventy-five years and has so much to offer inside and out. The 1st floor features an inviting living room with F/P,H/W floors and built-in, Country kitchen with lots of light and windows along with a custom dining area with built-ins and window seat, Primary bedroom with large closet and dressing area, full bath and den or 1st floor office. 2nd floor offers 2 good size bedrooms, a newly renovated gorgeous bath featuring barn doors, double sinks and oversized walk-in shower. Rounding off the 2nd floor with an additional office space and laundry. Added living area in the bright and airy finished basement for versatile use which includes a full bath. Backyard boasts a beautiful hand made wood pergola and deck and lovely manicured grounds .Walk to Grove St, park, Fresh pond, bus and more. This home is a true gem!

Property Information

Approx. Living Area Total: **1,913 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Other**
 Approx. Above Grade: **1,464 SqFt** Approx. Below Grade: **449 SqFt**
 Living Area Disclosures: **includes finished basement overall sq ft + or -**

Heat Zones: **Hot Water Radiators, Electric** Cool Zones: **0 None**
 Parking Spaces: **3 Paved Driveway** Garage Spaces: **0**
 Disclosures: **Showings begin after open house Saturday! 12- 2 .If any, Offer deadline Tuesday June 20th by noon. Seller prefers end of August close. Please email as one pdf to list agent.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X15	Fireplace, Flooring - Hardwood
Kitchen:	1	12X19	Dining Area
Main Bedroom:	1	8X14	Closet, Flooring - Hardwood, Main Level
Bedroom 2:	2	10X14	Flooring - Hardwood
Bedroom 3:	2	9X14	Flooring - Hardwood
Laundry:	2		-
Den:	1	12X8	Flooring - Hardwood
Office:	2	8X8	Flooring - Hardwood

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Golf Course, Medical Facility, Laundromat, Bike Path, Public School, T-Station**
 Basement: **Yes Finished**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Aluminum**
 Flooring: **Tile, Hardwood**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Oil**
 Interior Features: **Cable Available**
 Lot Description: **Corner, Paved Drive**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Exclusions:
 Green Certified: **No**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1948** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$1,188,000**
 Tax: **\$13,353** Tax Year: **2023**
 Book: **14980** Page: **243**
 Cert:
 Zoning Code: **sc**
 Map: Block: Lot:

Compensation

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