



1 Howard Street

MELROSE, MASSACHUSETTS 02176

Alison Socha

OF THE LINDA O' & ALISON GROUP

LEADINGEDGE



A wonderful blend of modern and timeless. This New England Colonial boasts turn of the century details and space: hardwood and pine flooring, oversized windows, lovely room scale, rectangular and rounded bays, generous storage and three levels of living. Gracious entry hall opens to the sun-dappled living and dining rooms featuring natural wood moldings, pocket doors and a gas fireplace, both rooms hosting excellent ceiling height and large windows. These adjoining spaces create an open feel while still allowing delineated gathering spaces. The kitchen boasts granite counters, black/stainless appliances, tile backsplash and white cabinetry with generous preparation and dining areas. Bonus connections under one counter for future prep sink. Sliders allow access to the tiered deck, a perfect place to gather during good weather. The second level hosts four bedrooms, all well-sized, with a blend of wood flooring and full bath. The former master features a walk-in closet with the laundry area. The third level holds the master bedroom and adjoining bathroom with bonus storage area, creating a retreat space. The sellers have enhanced these spaces and maintained this home beautifully. Located on the cusp of Horace Mann, it's an easy jaunt to the train, the bus, the secondary school complex, Whole Foods, Highlands shops and restaurants, the Fells and Melrose's vibrant downtown.



5 Bedrooms



2.5 Bathrooms



1,957 Square Feet





1 HOWARD STREET FEATURES



1 HOWARD STREET FEATURES



8

ROOMS

5

BEDROOMS

2.5

BATHS

1,957

SQ./FT.

Property Details

Style	Colonial
Year Built	1900
Lot Size	4,122 sq/ft
Parking	4c Parking
Color	White
Siding	Vinyl
Roof	Asphalt 2015
Foundation	Fieldstone
Fireplace	LR Gas
Lined?	Yes
Porch	Front 3 Season
Deck	Rear Tiered Wood
Fenced Yard	Yes Rear
Solar Panels	No

Appliances

Range	Gas
Dishwasher	Yes
Disposal	Yes
Microwave	Yes
Laundry	2nd Floor Electric

Public Record

Assessed	701,200
Annual Tax	\$7,748.26
Monthly Tax	\$645.68
Book/Page	45323/596
Deed Date	6/3/2005
School	Apply

Utilities

Averages

Oil	\$225/mo
Electric	\$132/mo
Water/Sewer/Trash	\$106/mo
Water/Sewer	MWRA

1 Howard Street | Melrose | 02176

Living Room	15x14	1st	Wood
Dining Room	16x12	1st	Wood
Kitchen	16x14	1st	Vinyl
Master Bedroom	18x12	3rd	W/W
Bedroom	14x11	2nd	Wood
Bedroom	11x11	2nd	Wood
Bedroom	14x12	2nd	Wood
Bedroom	11x11	2nd	W/W
Bathroom	Half	1st	Vinyl
Bathroom	Full	2nd	Tile
Bathroom	Full	3rd	Vinyl

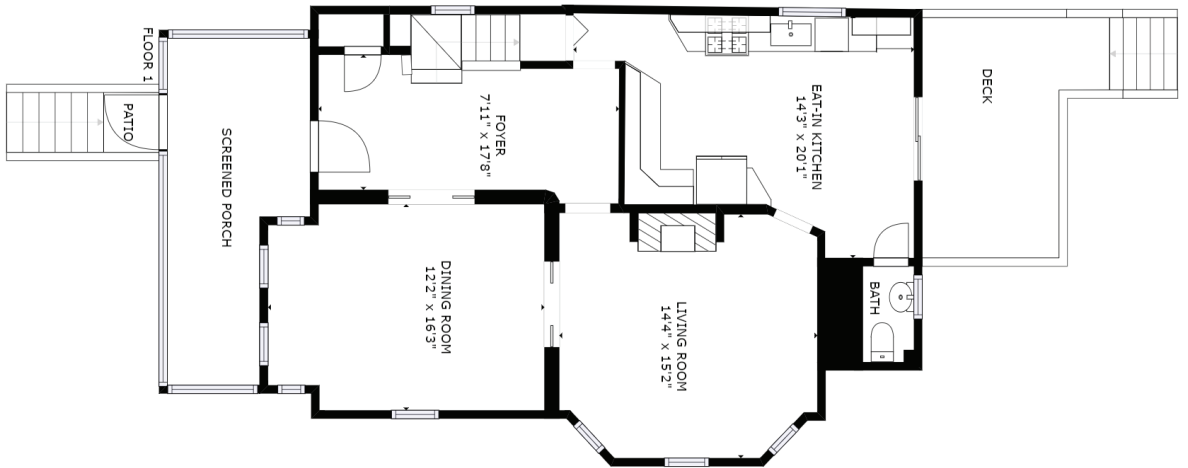
Systems

AC	No
Heat	Steam Oil EOL
Hot Water	Gas Tank 2015
Sump Pump	No
New WM	Yes
Insulation	Yes Attic
Electric	CB

Exclusions: See Inclusion/Exclusion Sheet. **Disclosures:** Electric heat on 3rd floor. FP needs repair. Room measurements are estimated and vary between listing info & floor plans.

1 HOWARD STREET FLOOR PLANS

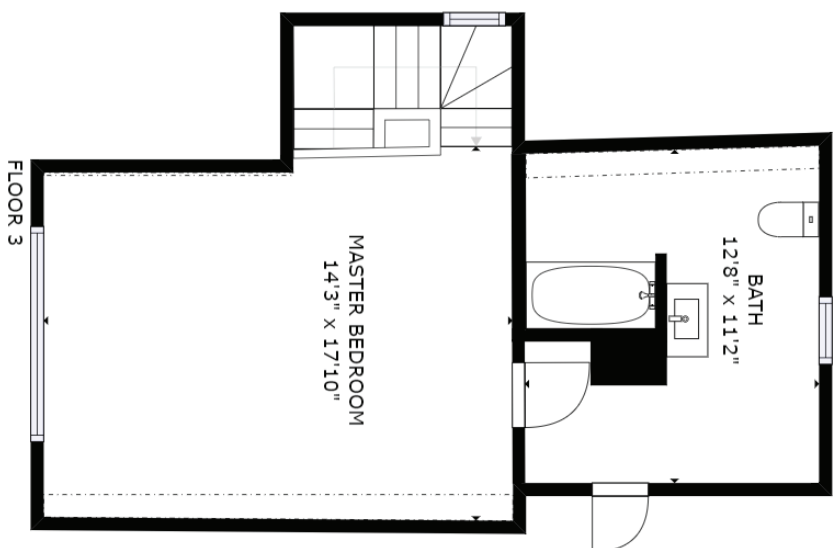
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Shop. Dine. Live.



Restaurants

- Giacomo's Melrose
- Mexico Lindo
- Turner's Seafood Grill & Market
- Wood and Fire Neopolitan
- Bobby C's Ristorante
- Ocean Sushi Restaurant
- La Qchara
- Petrone's Deli & Pizza
- T'ahpas 529 Restaurant
- Comella's
- Alfredo's Italian Kitchen
- Liberty Bell
- Rising Eagle



Health and Wellness

- Fitness Together
- Melrose Family YMCA
- Fit Life
- Barre & Soul Yoga
- Anytime Fitness



Recreation

- Middlesex Fells Reservation
- Stone Zoo
- Breakheart Reservation



Shopping

- Square One Mall
- Pepperberry Florist & Gifts
- Madison Ave of Melrose
- Hourglass Gift Gallery
- Apple of My Eye
- Buckalew's



Grocery

- Whole Foods Market
- Shaw's
- West Wyoming Market
- Melrose Farmer's Market



Transportation

Commuter Rail Train Stations

- Wyoming Hill
- Cedar Park
- Melrose Highlands
- Orange Line/Oak Grove

And so much **more...**

WHY MELROSE



Citizens made a big statement when they voted to raise their taxes to support education and city services. Melrose has always been a destination for folks looking for a community that boasts excellence across the board as well as for families that sought excellent education opportunities. In a city of beautiful architecture from the late 19th C. and early 20th C, this town attracts homeowners who value quality and are willing to improve their homes, neighborhoods and town. A walkable city is a healthy lifestyle and Melrose has that within its 4 square miles surrounded by our version of the Emerald Necklace of the Middlesex Fells Reservation. Enjoy our parks, destination restaurants, artisan coffee shops and small independent shops. Loads of fitness opportunities will keep you strong and balanced. Fantastic access to locale thoroughfares and with three commuter rail stops, the bus and Oak Grove nearby, commuting is a dream. Melrose, one city open to all, has been named one of the best small cities in America. #MelroseMojo



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