



**MLS # 71244249 - New
Single Family - Detached**

**13 Ryan Court
Newton, MA : West Newton 02465
Middlesex County**

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

Style: **Farmhouse**
Total Rooms: **6**
Full/Half/Master Baths: **2/1/Yes**
Grade School:
High School:
Neighborhood/Sub-Division: **West Newton**
Directions: **Auburndale Ave to Ryan Court**

Color: **gray**
Bedrooms: **3**
Fireplaces: **0**
Middle School:

Remarks

Great land size, actually 2 lots and while not subdividable zoning allows the owner to build an accessory building on the lot, ideal for adult children or elderly parents, or just enjoy a very large backyard. Newer addition was a first floor master bedroom with master bath. Good size diningroom and livingroom, first floor laundry in the lav. Only negative I see is the galley kitchen. Nice deck overlooking a large backyard.

Property Information

Approx. Living Area: **1486 sq. ft.** Approx. Acres: **0.31 (13393 sq. ft.)** Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **Hot Water Baseboard, Gas** Parking Spaces: **4 Off-Street**
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:
Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16x10	--
Dining Room:	1	13x12	--
Kitchen:	1	16x5	--
Master Bedroom:	1	14x13	--
Bedroom 2:	2	12x11	--
Bedroom 3:	2	12x10	--
Laundry:	1	--	--

Features

Basement: **Yes Full, Crawl**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Exterior: **Vinyl**
Exterior Features: **Deck**
Flooring: **Wall to Wall Carpet**
Foundation Size: **0000**
Foundation Description: **Fieldstone**
Insulation: **Fiberglass**
Lot Description: **Paved Drive**
Road Type: **Private, Paved, Dead End**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures: **Conveying 2 lots ... 13 Ryan Court and small lot on Harold Terrace**
Exclusions:
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Available: **Yes**
Year Built: **1900** Source: **Public Record**
Year Built Description: **Approximate**
Year Round: **Yes**

Tax Information

Pin #:
Assessed: **\$489,600**
Tax: **\$5337** Tax Year: **2011**
Book: **48857** Page: **239**
Cert:
Zoning Code: **SR3**
Map: Block: Lot:

Market Information

Listing Date: **6/6/2011** Listing Market Time: MLS# has been on for **2** day(s)
Days on Market: Property has been on the market for a total of **2** day(s) Office Market Time: Office has listed this property for **2** day(s)
Expiration Date:
Original Price: **\$499,900**
Off Market Date:
Sale Date: