



274 Cross Street
Winchester, MA

\$750,000

Thoughtfully updated with meticulously preserved charm, 274 Cross Street is a house to LOVE! You will be welcomed into this home's warmth with an inviting floor plan and newly refinished hardwood floors. The large living room is framed by French doors and custom plantation shutters providing a cozy space and privacy. Open-concept kitchen and dining room with granite counters, island, stainless appliances, and half-bath is perfect for your day-to-day lifestyle and entertaining needs. Kitchen slider opens to a lovely deck overlooking the oversized, fully fenced-in yard, abundant with lush, colorful plantings in the spring. Second floor offers three freshly painted, sunny bedrooms, hardwood floors, full bath, and plenty of closet space. Third floor is pure possibility offering two additional rooms with built-in desk/shelving perfect for office space, playroom, or guest space. Enjoy this convenient location so close to everything. Welcome home!



PRESENTED BY

Melissa Perrone
Realtor®

Office: 781.729.9030

Cell: 617.230.8406

Email: Melissa.Perrone@shanahanre.com





PROPERTY FEATURES

Style: Colonial

Year Built: 1890

Total Rooms: 8

Bedrooms: 3

Bathrooms: 1f 1h

Living Area: 1,669 sq. ft.

Lot Size: 10,167 Sq. Ft.

Exterior: Deck, Fully Fenced

Basement: full, walkout,
unfinished

Parking: 4 off-street spaces

Heating System: Gas, Hot water radiators

Grade School: Lynch Elementary

Assessment: \$771,500

Tax: \$9,558.89

Year: 2020





**MLS # 72630607 - New
 Single Family - Detached**

274 Cross Street	List Price: \$750,000
Winchester, MA 01890	
Middlesex County	
Style: Colonial	Total Rooms: 8
Color: Yellow	Bedrooms: 3
Grade School: Lynch	Bathrooms: 1f 1h
Middle School: McCall	Master Bath: No
High School: WHS	Fireplaces: 0
Handicap Access/Features:	
Directions: Washington Street to Cross Street or Main Street to Cross Street	

Remarks

Thoughtfully updated with meticulously preserved charm, 274 Cross Street is a house to LOVE! You will be welcomed into this home's warmth with an inviting floor plan and newly refinished hardwood floors. The large living room is framed by French doors and custom plantation shutters providing a cozy space and privacy. Open-concept kitchen and dining room with granite counters, island, stainless appliances, and half-bath is perfect for your day-to-day lifestyle and entertaining needs. Kitchen slider opens to a lovely deck overlooking the oversized, fully fenced-in yard, abundant with lush, colorful plantings in the spring. Second floor offers three freshly painted, sunny bedrooms, hardwood floors, full bath, and plenty of closet space. Third floor is pure possibility offering two additional rooms with built-in desk/shelving perfect for office space, playroom, or guest space. Enjoy this convenient location so close to everything. Welcome home!

Property Information

Approx. Living Area: 1,669 Sq. Ft.	Approx. Acres: 0.23 (10,167 Sq. Ft.)	Garage Spaces: 0
Living Area Includes:	Heat Zones: 1 Hot Water Radiators, Gas	Parking Spaces: 4 Off-Street, Paved Driveway
Living Area Source: Public Record	Cool Zones: 0 None	Approx. Street Frontage:
Living Area Disclosures: Measurements for marketing purposes. Buyers to verify.		
Disclosures: Close to McDonald Field playground, schools, Winchester Center, Commuter Rail, Middlesex Fells hiking trails, and easy access to routes 128 & 93.		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling Fan(s), Flooring - Hardwood, French Doors
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Deck - Exterior, Exterior Access
Master Bedroom:	2		Closet, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Laundry:	B		Dryer Hookup - Gas, Exterior Access
Home Office:	3		Closet, Flooring - Hardwood
Play Room:	3		Closet, Flooring - Hardwood

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Bike Path, Highway Access, Public School**
 Basement: **Yes Full, Walk Out, Bulkhead, Slab, Unfinished Basement**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers**
 Exterior: **Shingles, Wood**
 Exterior Features: **Deck, Gutters, Storage Shed, Fenced Yard**
 Flooring: **Tile, Hardwood**
 Foundation Size:
 Foundation Description: **Fieldstone**
 Hot Water: **Natural Gas**
 Lot Description: **Paved Drive, Fenced/Enclosed**
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**
 Roof Material: **Other (See Remarks)**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1890** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

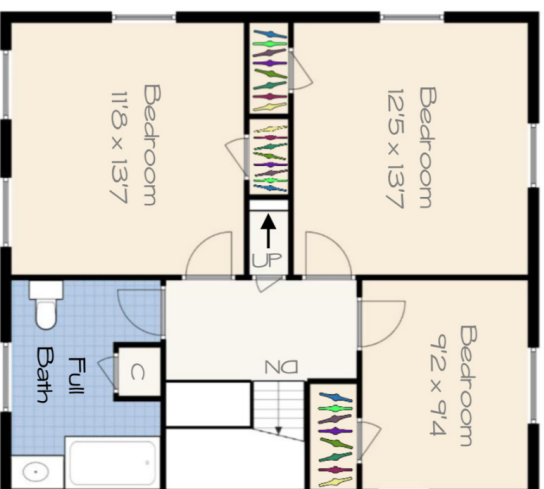
Pin #:
 Assessed: **\$771,500**
 Tax: **\$9,558.89** Tax Year: **2020**
 Book: **54527** Page: **308**
 Cert:
 Zoning Code: **RG**
 Map: Block: Lot:

Office/Agent Information

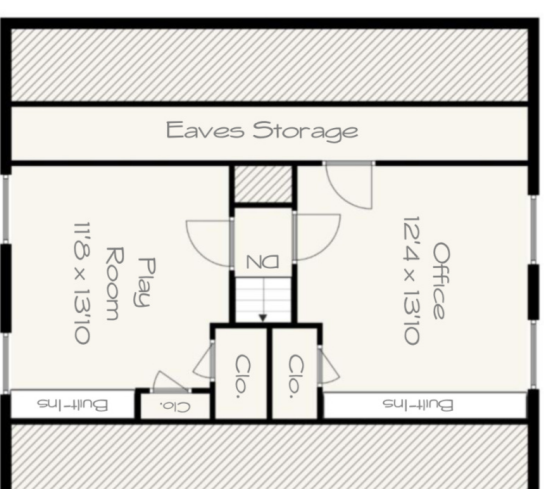
Office: Better Homes and Gardens Real Estate - The Shanahan Group (781) 729-9030
Agent: Melissa N. Perrone (617) 230-8406



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

274 CROSS STREET WINCHESTER, MASSACHUSETTS