

MLS # 73353189 - Temporarily Withdrawn
Single Family - Detached

56 West Boulevard Rd
Newton, MA: Newton Center, 02459
Middlesex County

Style: **Tudor**
Color: **Brick**
Grade School: **Ward**
Middle School: **Bigelow**
High School: **Newton North**
Approx. Acres: **0.24 (10,588 SqFt)**
Handicap Access/Features:
Directions: **Ward to to West Boulevard Rd.**

List Price: **\$1,699,000**

Total Rooms: **8**
Bedrooms: **3**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Charming 1940s brick Tudor style home with only two owners—don't miss your chance to become the third! This 3BR, 2.5BA house features original details like subway tile, natural woodwork, and original wood floors and moldings. Enjoy all-day sun in the wraparound yard , a large mahogany deck, and organic landscaping that blooms spring–fall, including a strawberry patch and Concord grapes. Inside includes a formal dining room with custom built-ins, a sunroom overlooking gardens, a full kitchen, and a finished basement. Two bonus rooms offer space for guests, offices, or a pantry. Ample storage in the attic, finished crawl space, and garage. Located on a one-block street with driveway parking for three and on-street parking. Walking distance to Ward Elementary and Bigelow Middle schools, multiple places of worship, the Green Line T, Newton Center, and nearby restaurant and bakery on Commonwealth Ave. Easy access to Mass Pike. A rare find that blends character, charm, and convenience.

Property Information

Approx. Living Area Total: **2,668 SqFt**
Approx. Above Grade: **2,168 SqFt**
Living Area Disclosures: **Includes approx 500 sq ft in finish lower level**

Living Area Includes Below-Grade SqFt: **Yes**
Approx. Below Grade: **500 SqFt**
Living Area Source: **Other**

Heat Zones: **1 Steam, Gas**
Cool Zones: **2 Central Air**
Parking Spaces: **3 Off-Street, Tandem, Paved Driveway**
Garage Spaces: **1 Attached, Under, Garage Door Opener**
Disclosures: **Approximate years of upgrades: Roof 2003-2004; HVAC 2003; Kitchen remodel 2003; Basement finished 2015. Past termite damage repaired. Sellers will consider offers that include Buyer Broker compensation.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Crown Molding
Dining Room:	1		Chair Rail, Recessed Lighting
Family Room:	B		-
Kitchen:	1		Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Remodeled, Gas Stove
Main Bedroom:	2		Bathroom - Full
Bedroom 2:	2		-
Bedroom 3:	2		-
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Bath 3:	2		Bathroom - Full, Bathroom - With Shower Stall
Laundry:	B		-
Den:	1		-
Other:	1		-

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Vent Hood**
Area Amenities: **Park, Golf Course, Highway Access, House of Worship, Public School**
Basement: **Yes Full, Partially Finished, Garage Access, Sump Pump**
Beach: **No**
Construction: **Frame, Brick**
Electric: **Circuit Breakers**
Exterior: **Brick**
Exterior Features: **Deck, Patio, Gutters, Sprinkler System, Garden Area**
Flooring: **Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Interior Features: **Cable Available**
Lot Description: **Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Wall Mounted TV and audio equipment, hot tub, washer/dryer, refrigerator in lower level**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1941** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **S:73 B:033 L:0002**
Assessed: **\$1,402,400**
Tax: **\$13,744** Tax Year: **2025**
Book: **1513** Page: **26**
Cert: **000001284779**
Zoning Code: **SR2**
Map: Block: Lot:

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:
Seller-Offered Buyer's Broker Compensation:
Seller-Offered Facilitator Compensation:
Seller-Offered Compensation Based On:
Compensation Offered but Not in MLS

Office/Agent Information

Office: Hammond Residential Real Estate (617) 731-4644
Agent: Michael Rothstein (617) 470-3165
Team Member(s): Kathy Halley (617) 935-9294

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