



Details on the property located at
20-22 Greenough St, Newton, MA 02465 (West Newton)

List Price:
\$1,199,000

Michael Rothstein
Hammond Residential Real Estate

27 Boylston Street, Suite #310-C
Chestnut Hill, MA 02467
617-470-3165
mrothstein@hammondre.com



MLS # 73506180 - Price Changed
Multi Family - 2 Family - 2 Units Up/Down

20-22 Greenough St
Newton, MA: West Newton, 02465
Middlesex County

List Price: **↓ \$1,199,000**

Color: **Gray**

Total Floors: **2**

Total Units: **2**

Total Rent: **\$5,750**

Grade School: **Peirce**

Middle School: **Day**

High School: **Newton North**

Approx. Acres: **0.11 (4,986 SqFt)**

Directions: **Washington St to Greenough Street**

Total Rooms: **10**

Total Bedrooms: **4**

Total Bathrooms: **2f 0h**

Total Fireplaces: **0**

Approx. Street Frontage:

Nicely maintained two-family on a tree-lined street in desirable West Newton. Each unit offers two bedrooms, 1 bathroom, updated systems, and central A/C for year-round comfort. Welcoming front and rear porches provide great outdoor space for relaxing or entertaining. Off street parking for 3-4 cars. Well cared for property ideal for owner occupants or investors alike. Conveniently located with easy access to the Mass Pike, West Newton shops, restaurants, and cinema and commuter rail station. Top rated Peirce Elementary School district. A superb opportunity in a prime Newton location. Updates include: Most replacement windows and roof approx. 12 years; Newer gas HVAC both units; Newer Hardy Back Siding; Trex decks with composite railings 2022; 2nd floor updated bath, newer refrigerator and washer & dryer.

Property Information

Approx. Living Area Total: **2,026 SqFt**

Approx. Above Grade: **2,026 SqFt**

Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**

Approx. Below Grade:

Living Area Source: **Public Record**

Heat/Cool Units: **2 / 2**

Total Parking Spaces: **4 Off-Street, Paved Driveway**

Disclosures: **Interior photos are photoshopped, showing without tenants personal contents.**

Heat/Cool Zones: **2 / 2**

Garage Spaces: **0**

Annual Expenses

Heating:

Repair & Maintenance:

Gas:

Trash Removal:

Electricity:

Sewer:

Water:

Insurance:

Management:

Miscellaneous:

Ann. Prop. Oper. Data: **No**

Annual Expense Source:

Gross Income: **\$31,800**

Gross Expenses:

Net Income: **\$31,800**

Unit Descriptions

Unit #1

Rooms: **5**

Bedrooms: **2**

Bathrooms: **1f 0h**

Fireplaces: **0**

Levels: **1**

Floor: **1**

Rent: **2,650**

Lease: **No**

Rooms: **Living Room, Dining Room, Kitchen**

Appliances: **Range, Dishwasher, Refrigerator**

Interior Features: **Pantry, Storage, Bathroom With Tub & Shower**

Heating: **Forced Air, Gas**

Cooling: **Central Air**

Rent Includes: **Water**

Unit #2

Rooms: **5**

Bedrooms: **2**

Bathrooms: **1f 0h**

Fireplaces: **0**

Levels: **1**

Floor: **2**

Rent: **3,100**

Lease: **Yes**

Rooms: **Living Room, Dining Room, Kitchen**

Appliances: **Range, Dishwasher, Refrigerator**

Interior Features: **Ceiling Fans, Upgraded Cabinets, Upgraded Countertops, Bathroom with Shower Stall, Remodeled**

Heating: **Forced Air, Gas**

Cooling: **Central Air**

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Medical Facility, Highway Access, House of Worship, Public School, T-Station**

Basement: **Yes Full, Walk Out, Bulkhead, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 100 Amps**

Energy Features: **Insulated Windows**

Exterior: **Fiber Cement Siding**

Exterior Features: **Porch, Gutters, Screens**

Flooring: **Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Lot Description: **Paved Drive, Level**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, for Gas Dryer, for Electric Dryer, Washer Hookup, Varies per Unit**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions: **Personal property belonging to tenants.**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1930** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **S:33 B:001 L:0022**

Assessed: **\$941,400**

Tax: **\$9,122.16** Tax Year: **2026**

Book: **75303** Page: **522**

Cert: **00000131408**

Zoning Code: **MR1**

Map: Block: Lot: