

118 Lowell Street, Arlington

\$675,000



**RE/MAX**

**LEADING EDGE**



**MAPropertiesOnline.com**  
A Data Driven approach to real estate

# About 118 Lowell Street, Arlington

Welcome home to a carefree lifestyle in this immaculate condo ideally situated steps from The Minuteman Bike Path and shopping/dining in Arlington Heights. This lovely home was gut rehabbed and converted to condo units in 2009 offering the perfect mix of modern style and original charm. Enter the sunny office area where sliding French doors draw you into the beautiful formal living room with gleaming hardwood floors, handsome crown molding, and triple windows for abundant natural light. A cased opening spills into the formal dining room as the shining hardwood floors and crown molding continue to span the home. Triple windows and a built-in China cabinet grace this elegant room perfect for hosting dinner parties with friends and family.

Modern style defines the beautiful kitchen guaranteed to inspire your inner chef with granite countertops, stainless steel appliances, recessed lighting, modern cabinetry, a ceramic tile floor, and a granite topped breakfast bar island. A sunny window over the sink opens the room to even more light and air. The spacious kitchen is a place all will love to gather as delicious meals are prepared and precious memories are created. Exterior access from the kitchen connects to the private rear deck offering delightful views of the surrounding landscape. Outdoor relaxation and entertaining options are limitless with an additional private deck at the front of the home.

The first level of the unit continues with two family bedrooms and a full bathroom. The bedrooms are spacious and light-filled with hardwood floors and plenty of closet space. The full bathroom offers a granite countertop, a modern white vanity, ceramic floor tiles, and a tiled tub/shower. Escape to your own private retreat in the spacious master suite on the second level. Double French doors open to the master bedroom, which is full of natural light with an oversized closet and plush carpeting. The master bathroom is stunning with a beautiful shower stall with tumbled travertine tiles and a frameless glass door, a granite countertop, and a modern vanity. Another set of double French doors open to the home's fourth bedroom with shining hardwood floors and a walk in closet. Laundry is also located on this level for added convenience.

The unfinished basement of this wonderful home offers abundant storage space. A detached garage behind the home offers parking for one car and additional storage. Central air keeps the home comfortable during summer months.

This charming home is perfectly situated within the buffer zone of two popular Elementary schools, Pierce and Dallin. Take advantage of walking distance to the Pierce School and also to the Arlington Reservoir to enjoy swimming at the beach during summer months. Explore the walking trails in the Mt. Gilboa conservation area or take advantage of the many shops and restaurants in Arlington Heights only steps away. Commuting is easy with the nearby Minuteman Bike Path and bus routes to Harvard Square and Alewife. This is the one you have been waiting for.

## Information

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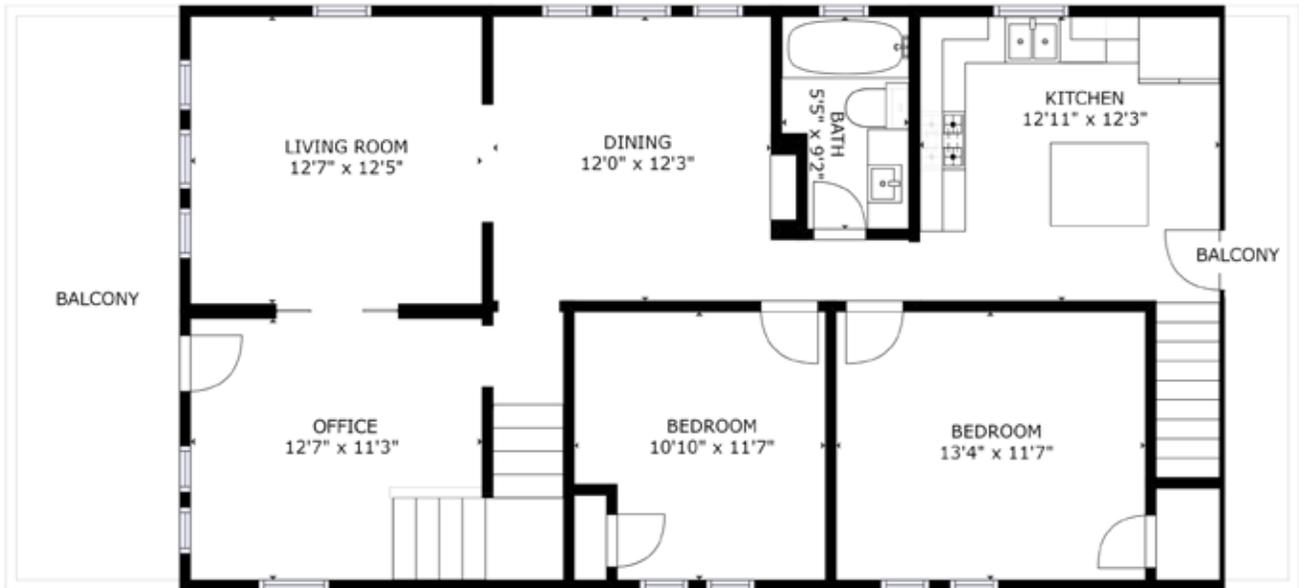
Total Rooms: **8**  
Bedrooms: **4**  
Bathrooms: **2**  
Parking: **1 Car Garage/3 Off Street**  
Living area: **1787 Sq Ft**  
Heat/Cool: **Gas Forced Hot Air/Central Air Conditioning**

Year Built: **1928/2009**  
Taxes: **\$7,611**  
Condo Fees: **\$264 Monthly (Includes Master Insurance, Snow Removal, and Landscaping)**  
Grade School: **Pierce/Dallin ES**  
Middle School: **Ottoson MS**  
High School: **Arlington HS**

## Features

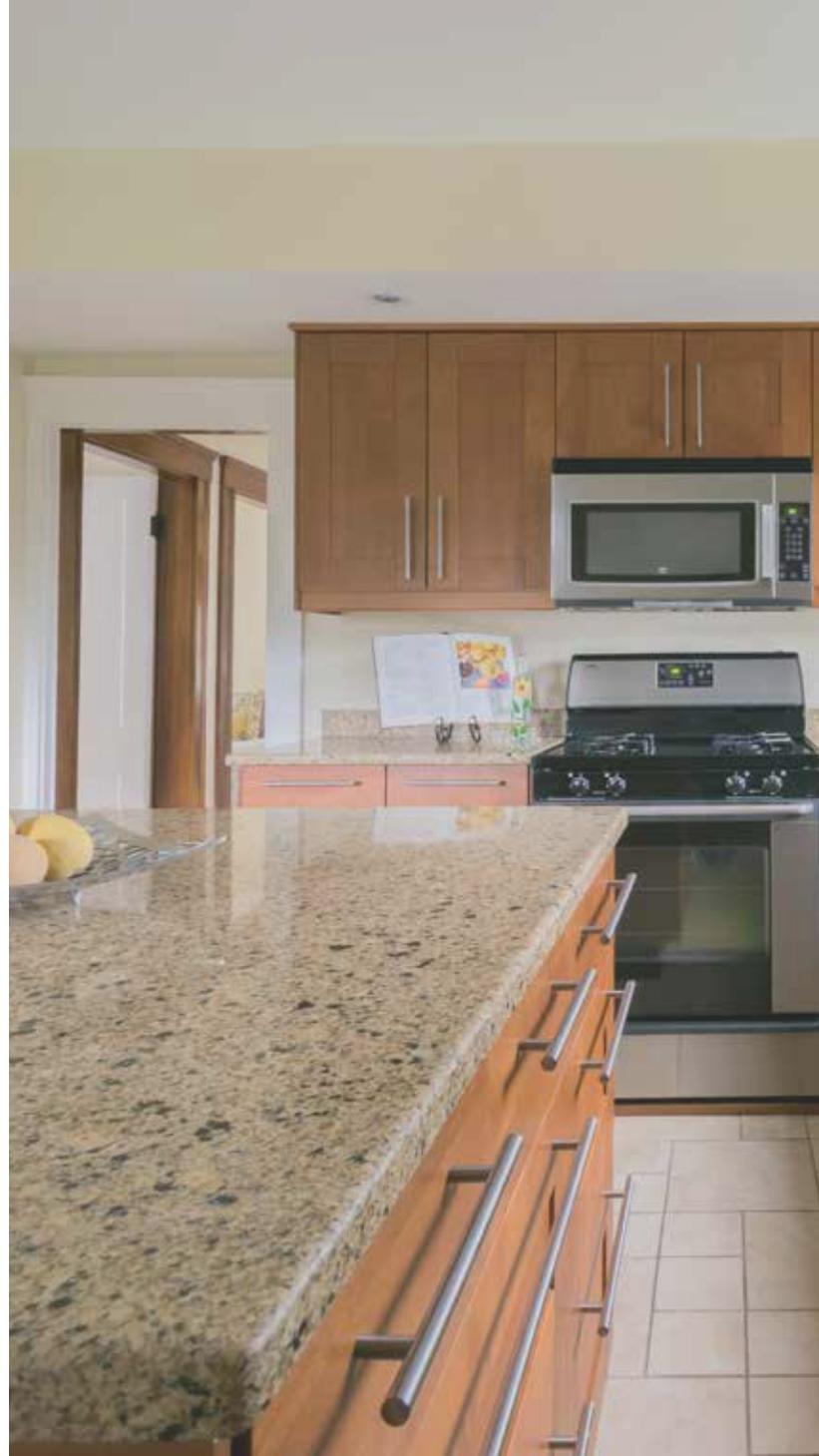
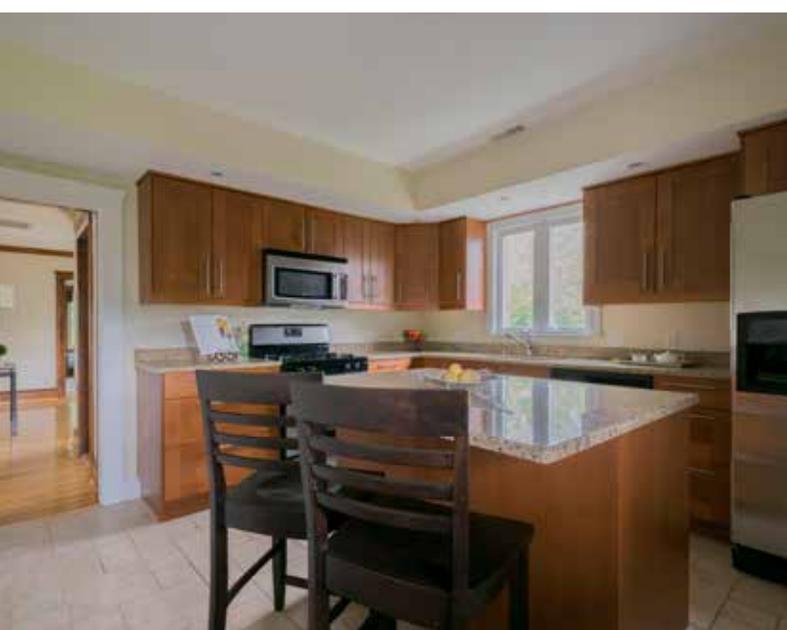
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- Gut Rehab/Converted 2009
- Hardwood Floors
- French Doors
- Full of Natural Light
- Granite Counters, Stainless Steel Appliances, Breakfast Bar Island in Kitchen
- Built-In China Cabinet in Dining Room
- Stunning Master Bath with Granite Countertop and Beautifully Tiled Shower Stall with Frameless Glass Door
- Private Front and Rear Decks
- Walking Distance to Pierce School, Arlington Reservoir, Minuteman Bike Path, and Shopping/Dining in Arlington Heights



NOTES AND DIMENSIONS ARE APPROXIMATE, SEE TOTAL ROOM AREA

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# Arlington Market Summary

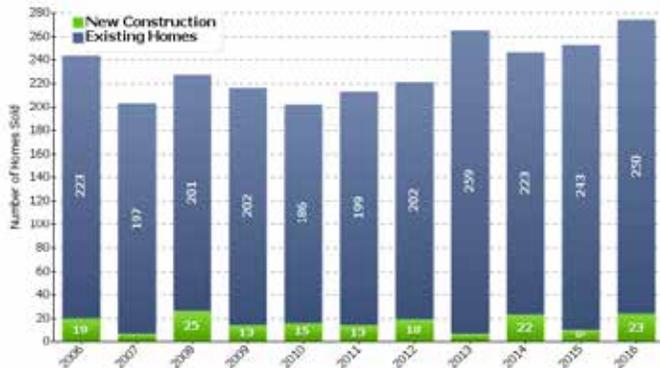
Analysis of the Arlington condominium real estate market has one clear finding: **NOT ENOUGH INVENTORY**. Demand was strong with an increasing number of condominiums getting multiple offers resulting in an average sale to list price ratio of 103%, the highest value seen in recent years. The steady rise in the average sale price we have seen in recent years continued, with the 2016 average now standing at over \$530,000. The number of condominiums sold in Arlington rose to a high of 250 with a strong new construction sector.

## Inventory



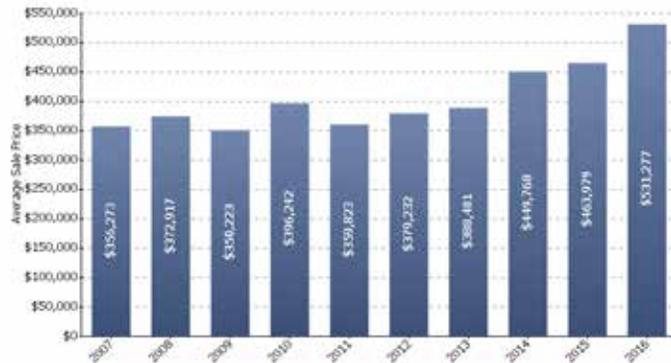
Inventory levels can be used to show us the ‘health’ of the real estate market in a town. If an inventory level graph shows seasonal fluctuations, then we know that the market is ‘healthy’ and showing normal activity. If seasonal fluctuations are not obvious then what we are seeing is an ‘unhealthy’ market where foreclosures and short sales have cluttered and hidden the normal trends of the market. Price trends can be learnt from inventory level data – in a ‘healthy’ market with demand greater than supply, prices tend to move up. In an ‘unhealthy’ market where supply far outstrips demand then the trend on prices is down. This follows the normal Supply and Demand market dynamics.

## Home Sales



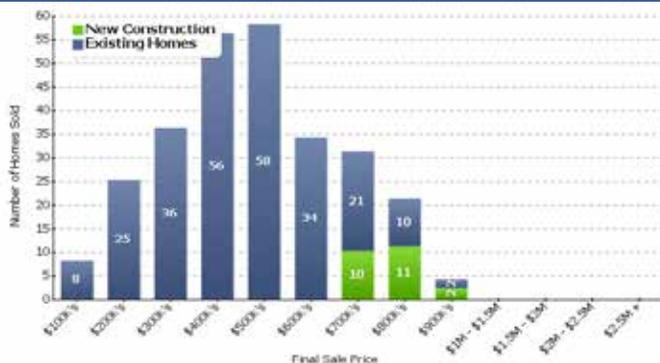
The number of homes sold compared to prior years, can give you valuable insight into how the town is doing overall given market conditions that existed during those periods.

## Average Home Prices

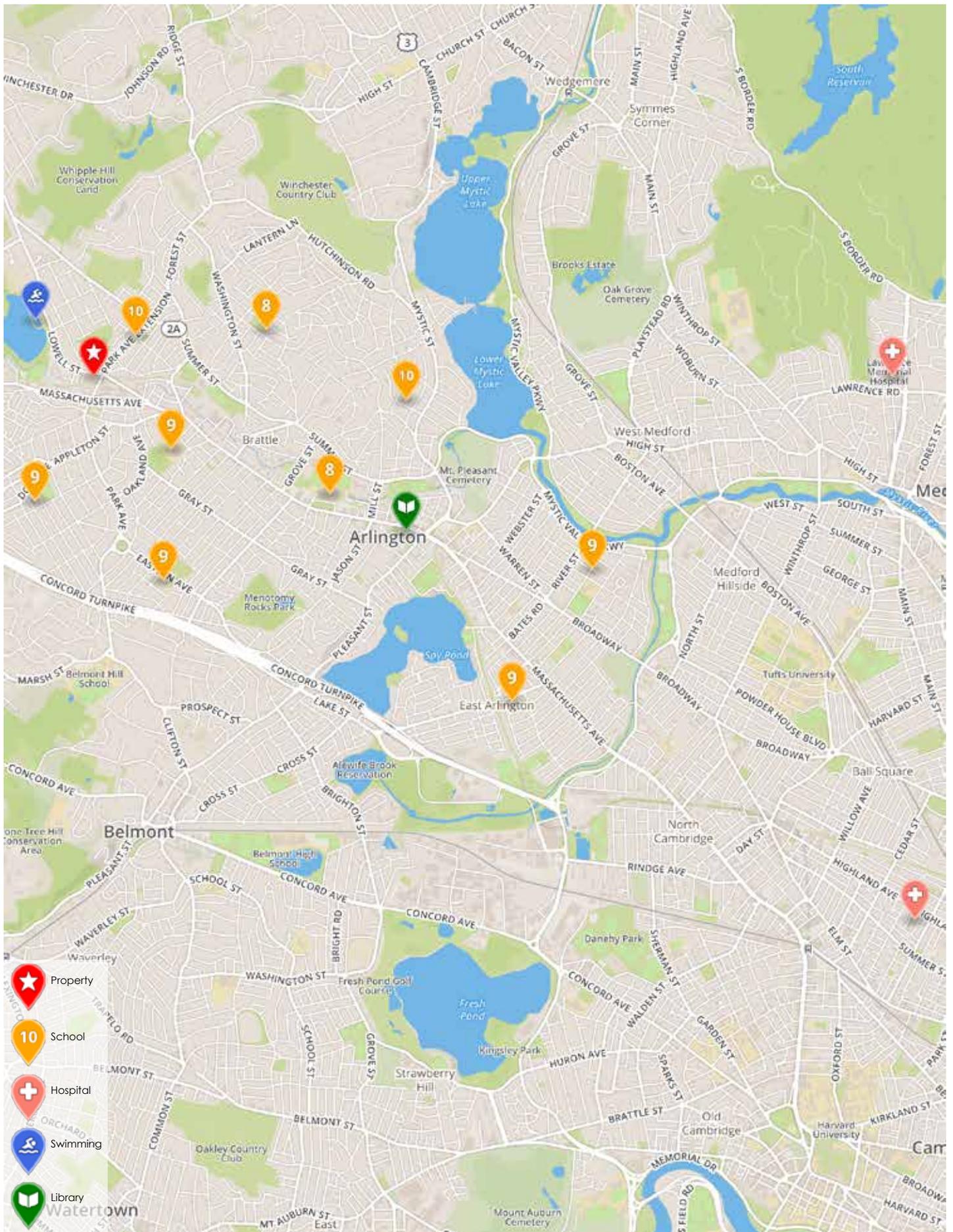


High demand leads to appreciating prices, and average home prices in many towns in Massachusetts are higher than we saw in the prior peak of the market in 2005-2006.

## 2016 Sales Distribution



By reviewing the price distribution data for a given town you can get an overview of the price characteristics within that town. For example, if you had 1 million dollars to spend, and the price band data showed you that only 3% of homes sold each year were in the million-dollar price band then that tells you a totally different story than one where you can see that 60% of the homes sold were in this price range. Average prices can tell you a certain amount, but to see the spread of how many homes within a given price band compared to other price bands within the town tells you a significant story.





For more information and a 3D tour  
[www.118Lowell.com](http://www.118Lowell.com)

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*Left to Right: Adam Principato, Jyoti Justin, Dani Fleming, Rachael Ades, and Marcus Collins*



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