



176 Washington Street, Reading

\$669,000



**RE/MAX**  
LEADING EDGE



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

# About 176 Washington Street, Reading

You will love coming home to modern style and curb appeal galore in this young, beautifully maintained duplex conveniently located only a short distance from Reading's commuter rail station and the town center. A charming covered porch welcomes you into the front foyer and the spacious, open-concept first level. Natural light fills the formal living room featuring gleaming hardwood floors, a gas fireplace with a stylish white mantel and granite tile surround, wainscoting, crown molding, and recessed lighting. The living room transitions seamlessly into the dining room as the sparkling hardwood floors, wainscoting, crown molding, and recessed lighting continue to span the main living area of the first level. Sliding French doors from the dining room lead out to the deck overlooking the large, private backyard perfect for outdoor entertainment and relaxation.

The dining room flows into the stunning kitchen guaranteed to inspire your inner chef with granite counters, stainless steel appliances, gas cooking, a breakfast bar island, stylish cabinetry, modern pendant lighting, a tile backsplash, and hardwood floors. The open concept floor plan of the first level spills further into the spacious family room creating the perfect space for both comfortable living and entertaining. A half bathroom, with a granite topped vanity and ceramic floor tiles, completes the first level of this wonderful home.

A staircase from the front foyer ascends to a large landing area on the second level which further leads to the master suite, two more large family bedrooms, the laundry area, and a family bathroom. The master bedroom is spacious with gleaming hardwood floors, a huge walk-in closet, crown molding, and a ceiling fan. The master bathroom offers a beautifully tiled shower stall with a frameless glass door and a modern vanity with a granite countertop. The family bedrooms are light-filled with plenty of closet space. The full family bathroom has a granite topped vanity, ceramic floor tiles, and a tub/shower.

The finished third level offers the home's fourth bedroom and another full bathroom. This versatile space would also work well as a huge family room. The bathroom features a granite topped vanity, ceramic floor tiles, and a shower. The bedroom is spacious and full of natural light with plush carpeting, a ceiling fan, and recessed lighting. Central air conditioning keeps the home comfortable during summer months. A single-car attached garage offers parking and additional storage. The home's lower level is spacious with high ceilings offering abundant storage space or future expansion potential.

This perfect home is a commuter's dream situated only a short distance to the Reading Commuter Rail Station. Take advantage of the many shopping and dining options minutes away in the town center. Routes 95 and 93 are only a short drive away. Welcome to Reading!

## Information

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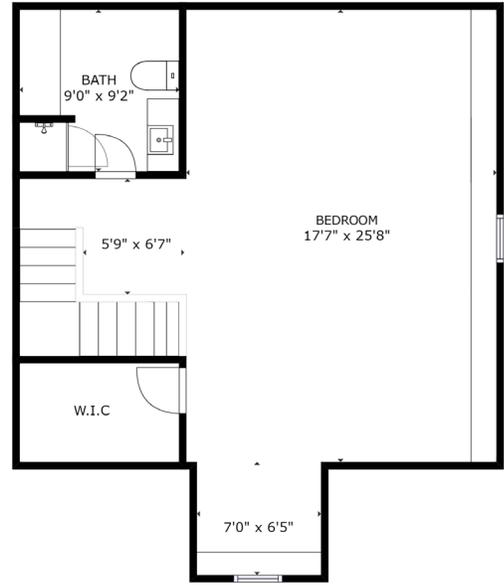
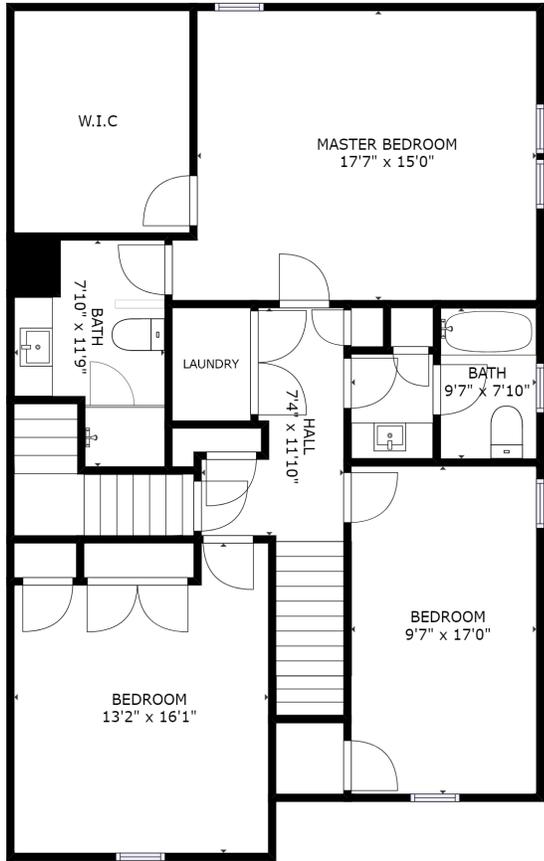
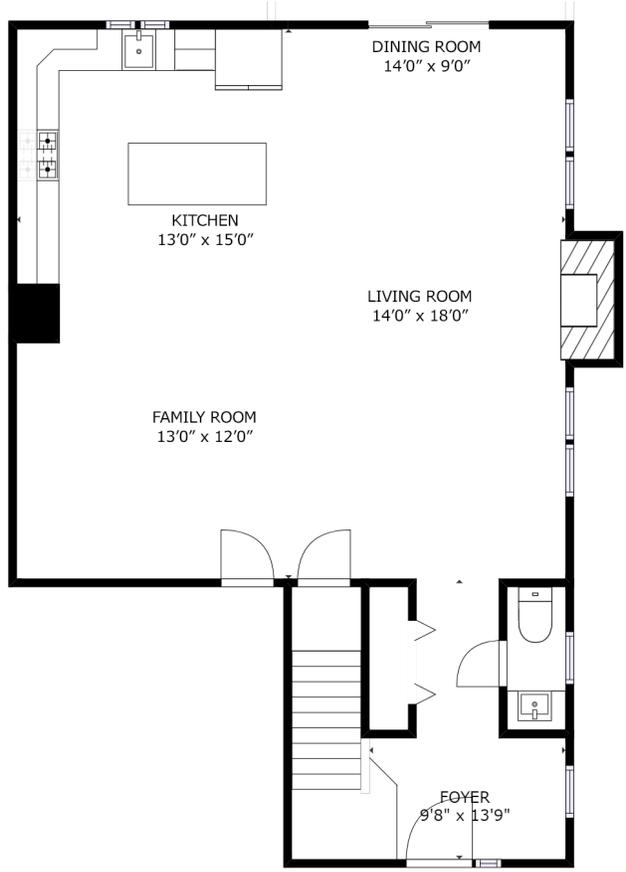
Total Rooms: **8**  
Bedrooms: **4**  
Bathrooms: **3.5**  
Parking: **1 Car Garage, 4 Off Street**  
Living area: **2816 Sq Ft**  
Fireplaces: **1 Gas**  
Heat/Cool: **Forced Hot Air/Central Air**

Year Built: **2015**  
Condo Fees: **No Monthly Fee/Master Insurance Costs Split Between Units Once Per Year**  
Grade School: **Call Superintendent's Office**  
Middle School: **Parker MS**  
High School: **Reading Memorial HS**

## Features

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- Lots of Curb Appeal
- Open Concept Floor Plan
- Hardwood Floors
- Gas Fireplace
- Granite Countertops, Stainless Steel Appliances, and Breakfast Bar Island in Kitchen
- Master Suite with Large Walk-In Closet
- Beautifully Tiled Shower Stall in Master Bathroom with a Frameless Glass Door
- Finished Third Level
- Large Deck Overlooking the Private Backyard
- Short Distance to the Commuter Rail Station and Town Center



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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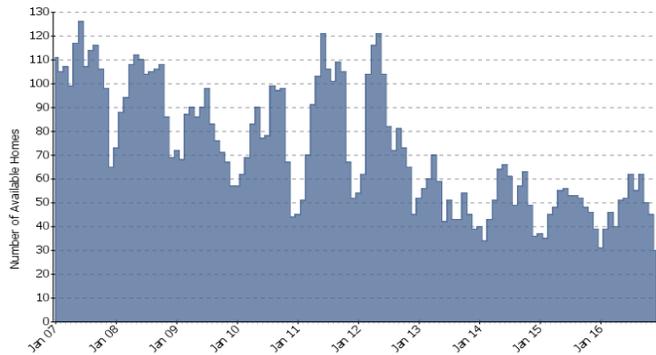




# Reading Market Summary

Analysis of the Reading real estate market has one clear finding: NOT ENOUGH INVENTORY. The steady rise in the average sale price we have seen in recent years slowed in 2016, with the 2016 average now standing at just over \$545,000. The number of properties sold in Reading rose to a high of 243 in 2013 and has remained over 200 since. Reading has a moderately strong new construction sector.

## Inventory



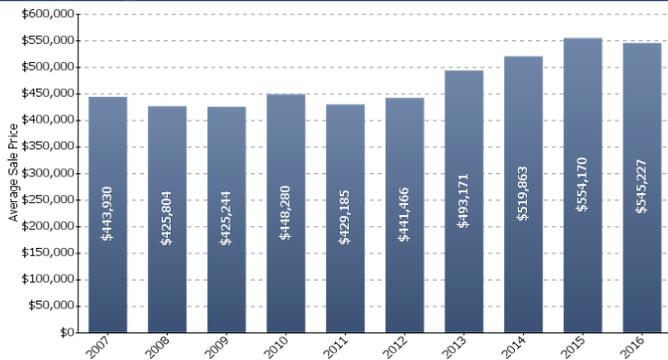
Inventory levels can be used to show us the 'health' of the real estate market in a town. If an inventory level graph shows seasonal fluctuations, then we know that the market is 'healthy' and showing normal activity. If seasonal fluctuations are not obvious then what we are seeing is an 'unhealthy' 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



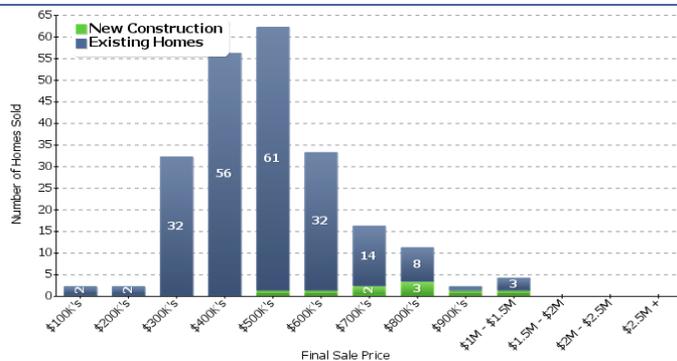
The number of homes sold compared to prior years, can give you valuable insight into how the town is doing overall given market conditions that existed during those periods.

## Average Home Prices

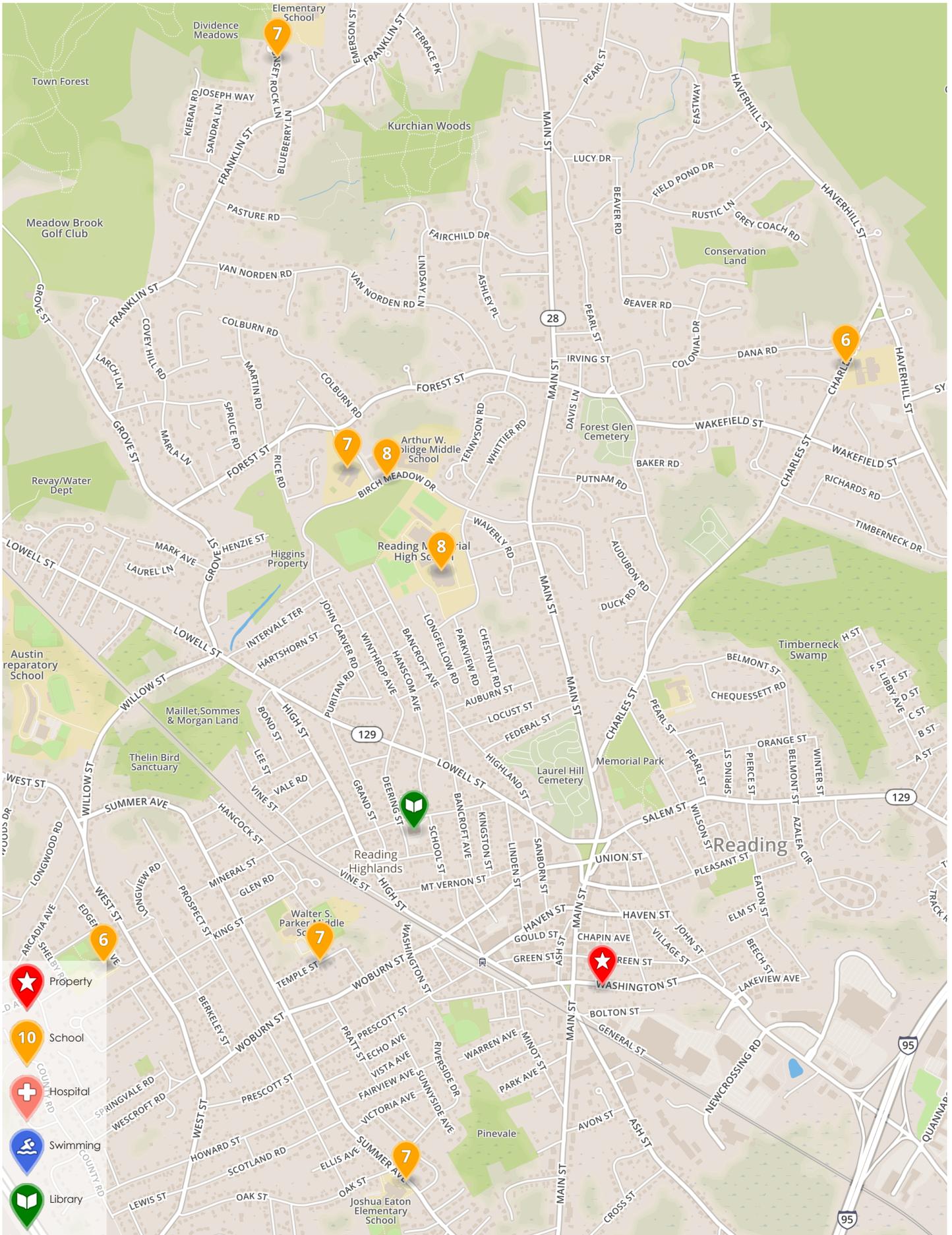


High demand leads to appreciating prices, and average home prices in many towns in Massachusetts are higher than we saw in the prior peak of the market in 2005-2006.

## 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.176Washington.com](http://www.176Washington.com)

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