



1208 WALNUT ST

NEWTON, MA 02461

\$2,995,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

1208 WALNUT ST

NEWTON, MA 02461

Classic 1920 stucco two-family in the heart of Newton Highlands Village about a one-minute walk to the D-line MBTA. Each generous residence is ~1,700 SF with 3 bedrooms and 1 full bath (one unit with fireplace). Detached two-car garage plus driveway parking for up to seven more, rare in-village capacity. Unfinished basement offers excellent storage and future finishing potential. Asphalt shingle roof replaced in 2008; additional improvements over the years. Zoning note: Located within the newly adopted VC2 Village Center Overlay, which encourages higher-intensity village housing.

Garage Count: 2 Car Garage,
Location: Lakefront,
Sewer: Public,
Fireplace Count: 1 Fireplace,
Water: City Water

\$2,995,000



Buyers and developers: explore footprint coverage, minimal front/side setbacks, and up to 3.5 story building heights. Buyer to verify all zoning/use, parking, and compliance requirements. An appealing opportunity for end users, investors, or future redevelopment.



