



18 MOFFAT ROAD

18 MOFFAT RD, NEWTON, MA 02468

\$2,950,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Ideally located in Waban on a lush, beautifully landscaped lot, this exquisite brick residence is magnificent. The entry welcomes you with an oversized living room featuring a beamed ceiling, fireplace, and adjoining family room and office. The dining room, with original details, opens to a renovated kitchen with top-of-the-line appliances, custom cabinetry, island, Carrera counter tops and eat-in area with a built-in banquet overlooking the backyard. A well-designed mudroom provides convenient access to the detached two-car garage.

Cooling: Central A/C,
Fireplace Count: 1 Fireplace,
Garage Count: 2 Car Garage,
Heating - Fuel Type: Gas,
Sewer: Public,
Water: City Water

\$2,950,000



Upstairs, the second floor has a luxurious primary suite with a spa-like bathroom and built-in closets, along with two additional bedrooms, renovated full bathroom, and laundry. The third floor, accessible by both front and back staircases, has two bedrooms and two full bathrooms. The finished lower level includes a playroom with direct outdoor access. Additional highlights: hardwood floors, updated gas systems, proximity to Angier, Waban Centre, and the "T



