



72 CROSBY ST

ARLINGTON, MA 02474

\$1,210,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Bright, spacious, and beautifully updated, this home offers comfort, convenience, and classic New England charm in an exceptional location with sun-filled rooms and many major improvements which include a 2014 kitchen with maple cabinetry, granite countertop, and SS appliances, 2012 heating system, 2014 vinyl windows, 2014 central air, and a 2021 roof. Sited on a generous lot with seasonal views of the Boston skyline, the home is located down the street from Bishop Elem in one of Arlington's most desirable neighborhoods. The main level features three sizable bedrooms and a full bath. The living room showcases a large picture window, fireplace, and crown molding.

Cooling: Central A/C,
Fireplace Count: 2 Fireplaces,
Garage Count: 2 Car Garage,
Heating Type: Baseboard,
Sewer: Public,
Water: City Water

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The kitchen provides direct access to a bright sunroom which opens onto a flagstone patio. The lower level has a family room with a second fireplace, a bath, and a laundry area with ample storage. A hallway leads to the oversized two-car garage, offering additional storage space and a work area. Truly, an Arlington gem! Bedroom 11.5ft x 15.0ft Bedroom 9.4ft x 11.8ft Dining Room 11.3ft x 11.5ft Family Room 13.0ft x 21.8ft Kitchen 11.4ft x 13.5ft Living Room 14.9ft x 17.0ft Master Bedroom 11.7ft x 15.3ft



