



**46 HOWLAND STREET**

46 HOWLAND ST, NEEDHAM, MA 02492

**\$1,049,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 46 HOWLAND STREET

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This exceptional residence, built in 2003, offers a perfect single-family alternative with 2,214 square feet of thoughtfully designed living space across three levels. The first floor features a family room, half bathroom, laundry area, and lovely kitchen and dining space that overlooks the beautifully landscaped yard. The second floor consists of three well-appointed bedrooms. The primary bedroom has a bathroom, while the two bedrooms share a bathroom. There are charming outdoor spaces, including a porch that wraps around the front and side, as well as a rear deck. The back entrance provides access to both the deck and yard.

**Sewer: Public,**  
**Cooling: Central A/C,**  
**Heating Type: Forced Air,**  
**Water: City Water**

**\$1,049,000**



The current owners have made impressive upgrades: central air conditioning, hardwood flooring on the stairs and throughout the second floor, and a mudroom with a striking blue accent wall at the entryway. The lower level offers a versatile blend of play and living space, along with an office. A+ location, just moments from shops and public transportation.



