



**40 BROOKS AVENUE**

40 BROOKS AVE, NEWTON, MA 02460

**\$1,395,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 40 BROOKS AVENUE

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Spacious and beautifully maintained Newtonville Village Victorian offering 11 rooms, 6 bedrooms, and 3 full baths (2 with walk-in showers) in a highly desirable location. This charming home blends timeless architectural detail with modern updates, featuring high ceilings, hardwood floors, large windows, generous living and dining areas, updated kitchen and baths. 1st floor with stone foyer, french doors to living room, dining room with bay windows. The kitchen has granite counters and SS appliances. Adjacent home office, full bath and 17'x19' family room with sliding doors to a large deck. 2nd floor has a 17'x19' primary bedroom with full bath. 3 family bedrooms, home office and family bath.

**Sewer: Public,  
Fireplace Count: 1 Fireplace,  
Cooling: Central A/C,  
Heating Type: Forced Air,  
Water: City Water**

**\$1,395,000**



3rd floor has 2 bedrooms. Flexible floor plan provides space for family living, guests, home offices, or extended family. Convenient to Horace Mann Elementary, Day Middle, Newton North, Trader Joe's, restaurants, shopping, commuter rail to Boston, buses to Cambridge, Mass Pike, and major routes. Bedroom 14.0ft x 10.5ft  
Bedroom 12.0ft x 12.0ft Bedroom 12.0ft x 12.0ft Dining Room 12.0ft x 15.0ft Family Room 19.0ft x 17.0ft Kitchen 14.0ft x 12.0ft Living Room 16.0ft x 12.0ft Master Bedroom 24.0ft x 17.0ft Office 4.5ft x 6.0ft



