



**MLS # 73219591 - New
Single Family - Detached**

**20 Renee Terrace
Newton, MA 02459
Middlesex County**

List Price: **\$995,000**

Style: **Raised Ranch**

Total Rooms: **8**

Color: **GreenWhite**

Bedrooms: **2**

Grade School:

Bathrooms: **2f 0h**

Middle School:

Main Bath: **No**

High School:

Fireplaces: **2**

Approx. Acres: **0.24 (10,400 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Directions: **Please use GPS from your location**

Remarks

Location! Location! Location! This house offers many possibilities. Needs updating and is being sold in "as is" condition. Two Bedrooms, Two Full Baths. One Car Attached Garage. Easy Access to Town and Highways. Nice Cul-de-sac location. First showings at Open Houses Saturday 4/6/2024 and Sunday 4/7/2024 from 12:00-2:00. All offers, if any, are due by Tuesday 4/9/2024 by 2:00 p.m.

Property Information

Approx. Living Area Total: **1,475 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Measured**

Approx. Above Grade: **1,475 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **2 Hot Water Baseboard, Gas**

Cool Zones: **2 Central Air**

Parking Spaces: **2 Off-Street**

Garage Spaces: **1 Attached**

Disclosures: **The source of all representations are from the Owner or public source; Broker has not verified same. It is recommended that Buyer/agent/attorney independently verify all info. There may be recording devices on the premises (such as Alexa / Ring Doorbell / Amazon / Siri, etc.)**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	19X12	Fireplace
Dining Room:	1	11X11	-
Family Room:	1	18X11	-
Kitchen:	1	11X14	-
Main Bedroom:	1	12X15	-
Bedroom 2:	1	11X11	-
Bath 1:	B		Bathroom - Full
Bath 2:	1		Bathroom - Full
Laundry:	B		-
Den:	1	10X12	-
Other:	B	18X11	Closet - Cedar
Other:	B	12X22	Fireplace

Features

Appliances: **Dishwasher, Disposal**

Area Amenities: **Public Transportation, Shopping, Medical Facility, Highway Access, House of Worship, Public School, T-Station**

Basement: **Yes Full, Finished**

Beach: **No**

Construction: **Frame**

Energy Features: **Storm Windows**

Flooring: **Wood, Tile, Wall to Wall Carpet**

Foundation Size: **Unknown**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Insulation: **Cellulose - Fiber**

Lot Description: **Paved Drive**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Electric Range**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features:

Year Built: **1963** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$847,200**

Tax: **\$8,624** Tax Year: **2023**

Book: **0** Page: **0**

Cert:

Zoning Code: **SR2**

Map: **65** Block: **002** Lot: **0009A**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0%**

Facilitator: **2.0%**

Compensation Based On: **Net Sale Price**

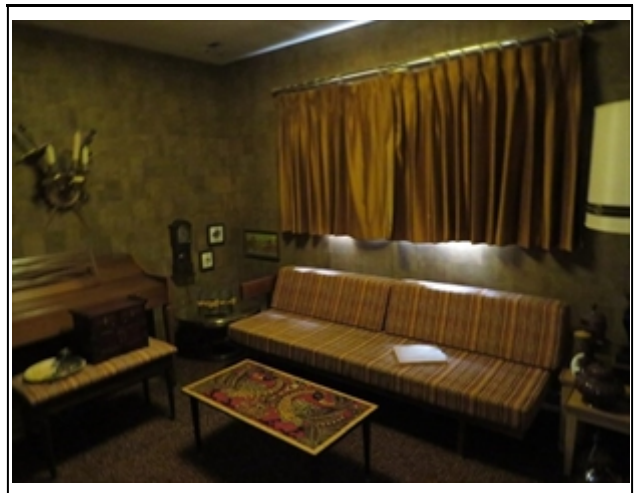
Office/Agent Information

Office: Camber Real Estate, Inc. (781) 828-2398

Agent: Anthony Camarra (781) 820-6944

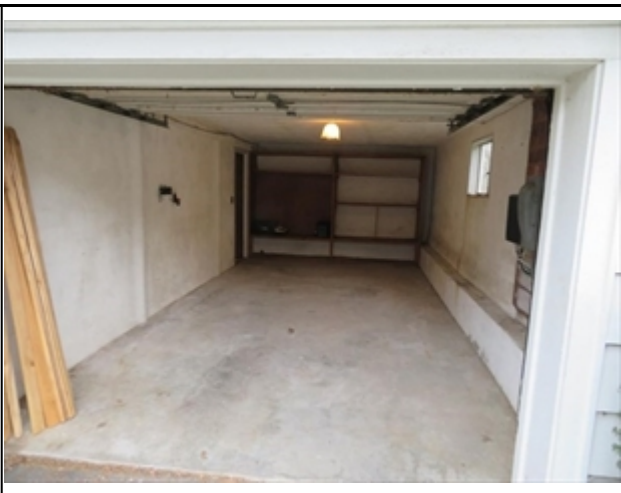
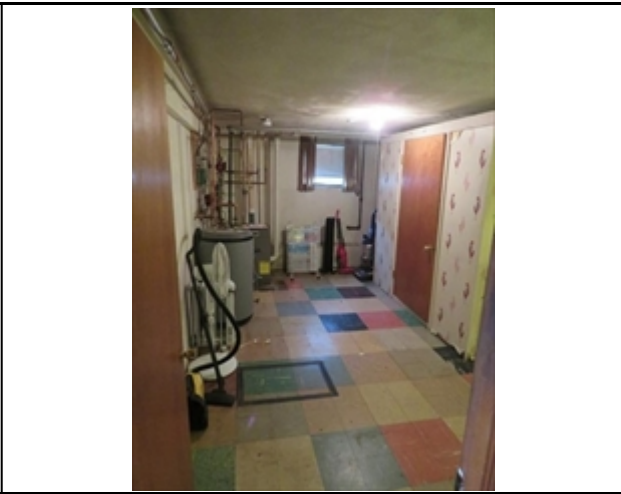
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List Price: \$995,000



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OFFER INSTRUCTIONS FOR AGENTS

Thank you for viewing the property at:

20 Renee Terrace – Newton, MA

First Showings will take place at the **Open Houses on Saturday April 6, 2024 and Sunday April 7, 2024 from 12:00-2:00 p.m.**

**** All highest and best offers, if any, are due by
Tuesday April 9, 2024 by 2:00 pm ****

Should you decide to make an offer, please be sure to include all the following information:

- Mandatory Agency Disclosure
- Offer to Purchase
- Offer to Purchase Contingency Addendum
- Property Transfer Notification Certification (if applicable – attached to listing sheet)
- Pre-approval Letter or Proof of Funds *
- Copy of Deposit Check *

*** Please be sure to block off routing numbers and account numbers from the deposit check and account number(s) from bank account(s), (if providing proof of funds), if not sending in a secure email format.**

Please email offers to all the following emails:

Tony: tonyc@camberrealestate.com (listing agent)

Kristin: kristincamarra@gmail.com (office admin)

Office: camberoffers@gmail.com

Please note that we will confirm receipt of your email. If you do not receive a confirmation email from us within two hours of sending your offer, please contact our office at **781-828-2398**, as that means we did not receive your email.

Thank you.

Best Regards,
Tony Camarra, President
CRS, GRI, CBR, SRES, CMRS, SRS

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (check documents below).
 Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

- (c) _____ Purchaser or lessee purchaser has received copies of all documents checked above.
- (d) _____ Purchaser or lessee purchaser has received no documents.
- (e) _____ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.
- (f) _____ Purchaser or lessee purchaser has (check (i) or (ii) below):
- (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (g) APC Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.
- (h) _____ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law - either through full deleading or interim control - if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Stephen Weintraub 3/25/24
Seller Date

Seller Date

Purchaser Date

Purchaser Date

Anthony Camarra / Evan Gavrilles 3-25-24
Agent Date

Agent Date

Property Address: 20 Renee Terrace, Newton, MA 02459