



**MLS # 71212387 - New
Single Family - Detached**

**68 Rokeby Rd
Newton, MA 02468-2156
Middlesex County**

List Price: **\$595,000**

Style: **Colonial, Garrison**

Color:

Total Rooms: **7**

Bedrooms: **3**

Full/Half/Master Baths: **1/1/No**

Fireplaces: **1**

Grade School: **Angier**

Middle School: **Brown**

High School: **Newton South**

Neighborhood/Sub-Division: **Waban**

Directions: **Off Carlton Rd, near Quinobequin Rd**

Remarks

Showings Start 1st Open House 4/10/11, 2 pm - 4 pm. This 3 Bedroom, 1.5 Bath Garrison Colonial is sited on a wooded hillside on a private Waban cul-de-sac. Sought after Angier School district. Hardwood floors throughout. Convenient to Waban Square, shopping, MBTA, Newton Wellesley Hospital and to most commuting routes. Three season porch at back of home. Low maintenance yard. Newer heating system. Your updates and vision will make this home shine!

Property Information

Approx. Living Area: **1577 sq. ft.** Approx. Acres: **0.21 (9306 sq. ft.)** Garage Spaces: **1 Under**
 Living Area Includes: Heat Zones: **1 Hot Water Baseboard, Oil** Parking Spaces: **3 Off-Street, Paved Driveway**
 Living Area Source: **Public Record** Cool Zones: **0 None** Approx. Street Frontage:
 Living Area Disclosures: **Does not include Finished Basement**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	11x18	Fireplace, Hard Wood Floor, Bay / Bow / Box Window(s)
Dining Room:	1	11x12	Hard Wood Floor
Family Room:	1	20x11	--
Kitchen:	1	11x13	Laminate Floors
Master Bedroom:	2	11x15	Ceiling Fan(s), Hard Wood Floor
Bedroom 2:	2	10x15	Ceiling Fan(s), Hard Wood Floor
Bedroom 3:	2	11x10	Ceiling Fan(s), Cedar Closet, Hard Wood Floor
Laundry:	B		--
Play Room:	B	22x15	--

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Highway Access, T-Station**
 Basement: **Yes Full, Partially Finished**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, 100 Amps**
 Exterior: **Wood**
 Exterior Features: **Enclosed Porch, Gutters, Screens**
 Flooring: **Wood, Tile, Vinyl, Wood Laminate**
 Foundation Size: **999999**
 Foundation Description: **Poured Concrete**
 Hot Water: **Oil, Tankless**
 Insulation: **Unknown**
 Interior Features: **Cable Available**
 Lot Description: **Wooded, Paved Drive, Sloping**
 Road Type: **Private, Cul-De-Sac**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water**
 Sewage District: **MWRA**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Disclosures: **Portable Dishwasher. Older roof. Room sizes approximate. Home leased thru 5/31/11.**
 Exclusions: **Personal Property of Tenants.**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available:
 Year Built: **1955** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**

Tax Information

Pin #: **S:55 B:038 L:0033**
 Assessed: **\$616,900**
 Tax: **\$6422** Tax Year: **2010**
 Book: **10287** Page: **75**
 Cert:
 Zoning Code: **SR2**
 Map: Block: Lot:





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