



7 Martingale

Lexington, MA

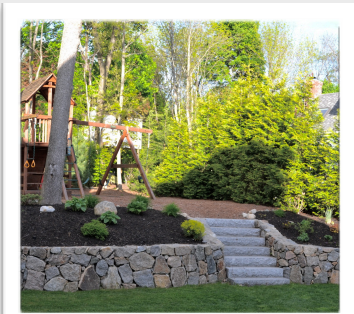
Offered at \$1,399,000



The Higgins Group REALTORS - 271 Lincoln Street Lexington, MA 02421 - Phone: (781) 862 - 1700

Offered at: \$1,399,000

The Perfect Place to Call Home



Finally, a beautiful, young 5 bedroom, 5 bathroom colonial situated in the center of a lovely, new development on a gorgeous, professionally landscaped lot within walking distance to all that Lexington has to offer. Privately sited and superbly crafted, with custom mill work and many built-ins, this home offers a perfect blend of light and open space making entertaining a pleasure. Gracious sized rooms flow seamlessly from the entry past the formal living room and dining room into the large, open cherry kitchen and fireplaced family room which are all thoughtfully designed to fully integrate the natural beauty of the outdoors. The flexible use spaces, such as the first floor office/guest room, fully finished third floor, with full bathrooms, and the potential to finish the lower level make this adaptable to all phases of life. Location, quality and design combine to create the perfect place to call home.

Listing Agents:

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The listing agent and Company represent only the seller in the marketing, negotiating and sale of property unless otherwise disclosed, however, the listing broker/sales agent has an ethical obligation to conduct business honestly and fairly with the buyer in all transactions. Information about this property has been provided by the seller and is not guaranteed by the broker/sales agent. Ask us about buyer representation. Room dimensions are approximate.

More Information at: www.7MartingaleRoad.com

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Basic Information

Color: Light Gray
 Living Area: 4,900 Sq.Ft.
 Rooms: 12
 Bedrooms: 5
 Baths: 5 Full
 Exterior: Clapboard and Shingles
 Roof: Asph/fbgl Shingles
 Foundation: Poured Concrete
 Basement: Full
 Attic: Walk-up, finished
 Fireplace: 2
 Floors: Hardwood, Tile, Wall to wall
 Lot Size: .38 Acres

Legal

Assessment: \$1,188,000
 Taxes: \$17,784.40
 Tax Year: 2012
 Registry: SMRD
 Book: 50297
 Page: 145

Schools

Elementary: Hastings
 Middle: Diamond

Exclusions

Window treatments and Hardware, washer, dryer, chandelier in the master bedroom, mud room light fixtures and swing set.

Mechanicals

Electric: Circuit Breakers
 Hot Water: Tank, Separate booster, oil
 HVAC: 2 Zones FHA by oil
 2 Zones AC
 Security: Yes
 Central Vac: Yes
 Utility Con: Propane for range
 Water: Town
 Sewer: Town

Updates and Improvements

Landscaping: Professionally landscaped, lower level extended by 3 feet. Rock wall installed with steps, Upper level cleared of trees, mulched and fence installed along the back of the property. Wood steps replaced with granite steps.

Kitchen: Ceramic floors replaced with hardwood. Ceramic backsplash replaced with decorative stonework. Center Island extended to make room for a beverage fridge, larger sink and bar seating.

Room over garage: Blown in insulation added under floors, electric baseboard heating, skylights and storage benches installed.



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First Floor Details

FOYER

Hardwood flooring, Crown molding

FORMAL LIVING ROOM

Hardwood flooring, Crown molding, wainscoting, Oversized windows allowing in a lot of natural light

FORMAL DINING ROOM

Hardwood flooring, Tray ceiling, custom built in cabinetry, oversized windows, wainscoting



KITCHEN

Hardwood flooring, Custom cabinets, granite counter tops, detailed tile backsplash, stainless steel appliances, center island with room for bar seating

FAMILY ROOM

Open floor plan, Hardwood floors, Fireplace with granite surround, Glass doors to outdoor patio, plantation shutters

DINING AREA

Open floor plan, Hardwood flooring, Extra tall windows on two surrounding wall



MUD ROOM

Separate entrance from garage and side of home, Large closet, tile flooring

OFFICE/BEDROOM

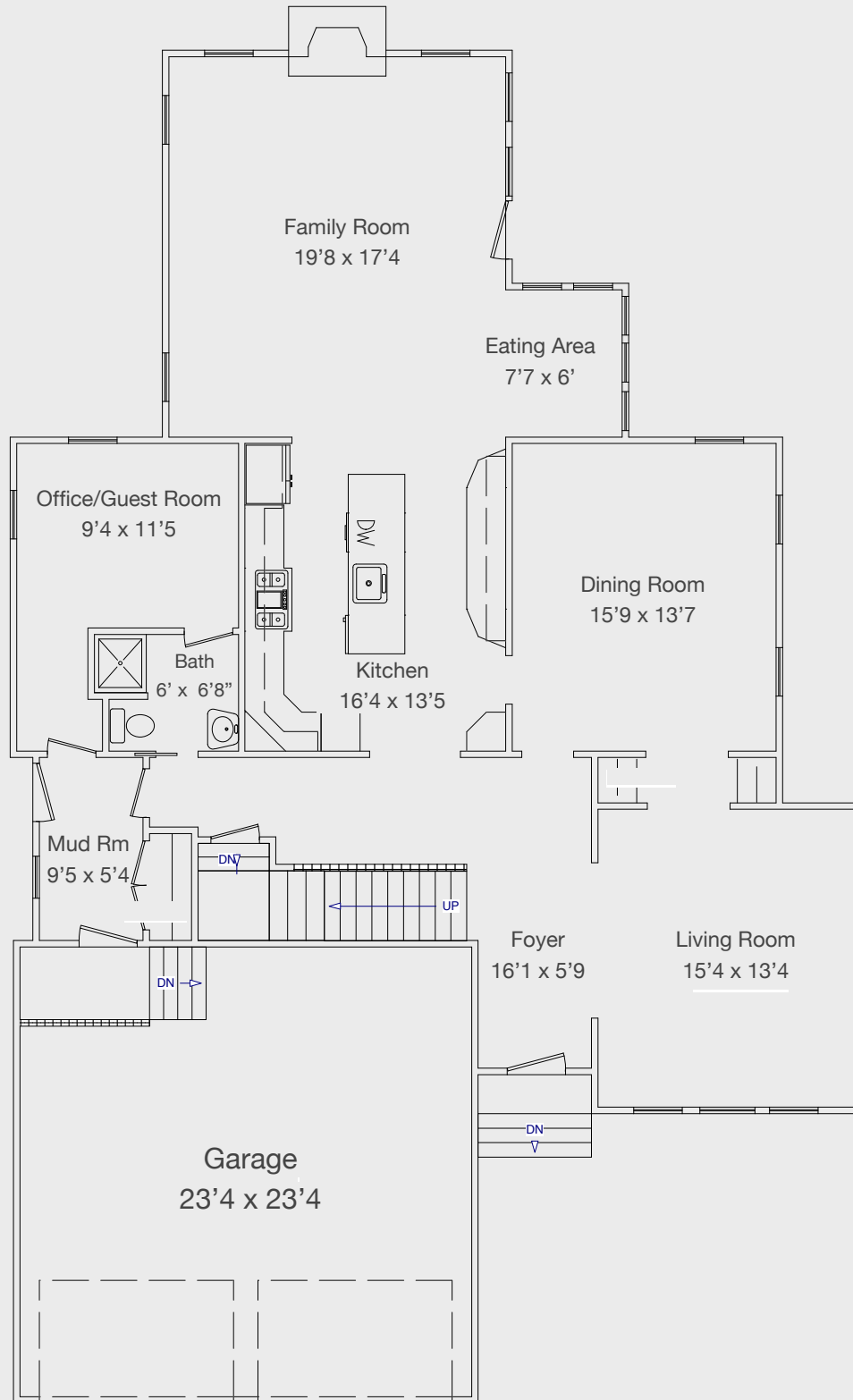
Mixed use space, separate entry makes for possibility of in-home office, Hardwood flooring, direct access to full bathroom

FULL BATHROOM

Tile floors, pedestal sink, Stand-in tiled shower



Floor Plans



2nd and 3rd Floor Details

MASTER BEDROOM

Hardwood flooring, 2 custom fitted, walk-in closets, changing area, Master Bathroom, Large windows, Cathedral ceilings, Ceiling fan, Cornered gas fireplace



MASTER BATHROOM

Large soaking tub, Separate shower, tile flooring, Detailed glass back splash, two separate vanities with sinks

BEDROOMS ONE & TWO

Hardwood flooring, Closet

BEDROOM THREE

Hardwood flooring, Closet, Built-in shelves, skylights

FULL BATHROOM

Tile flooring, Vanity with double sinks and granite countertops, Shower with bath



FULL BATHROOM 2

Single sink vanity with granite counters, Tile flooring, shower with tub

LAUNDRY ROOM

7'7 with room for oversized washer and dryer, hanging poles to dry clothes

PLAYROOM

Wall to wall carpet, Ample storage space, ceiling fan, recessed lighting

BEDROOM

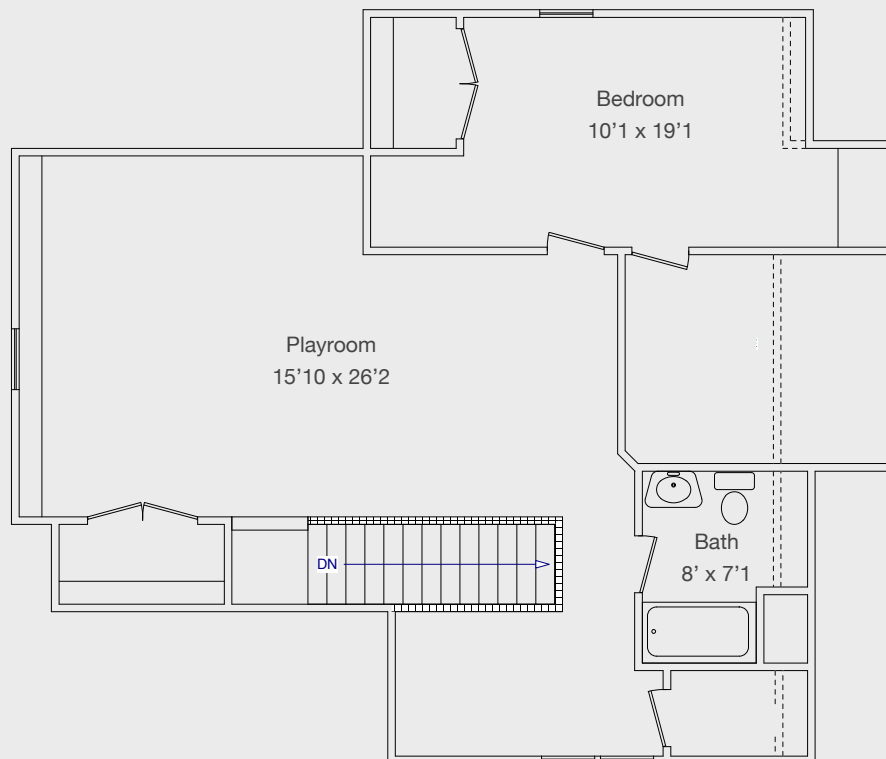
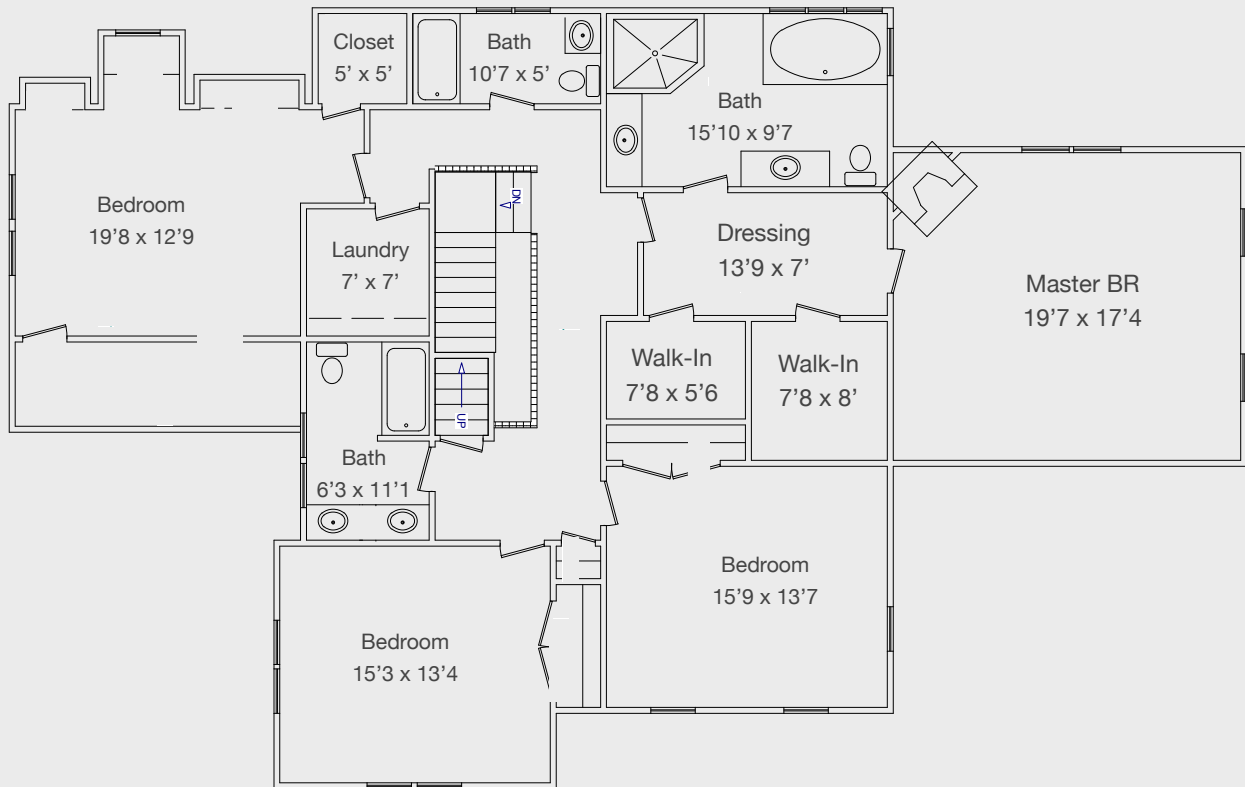
Wall to wall carpet, Large closet, large windows overlooking backyard

FULL BATHROOM

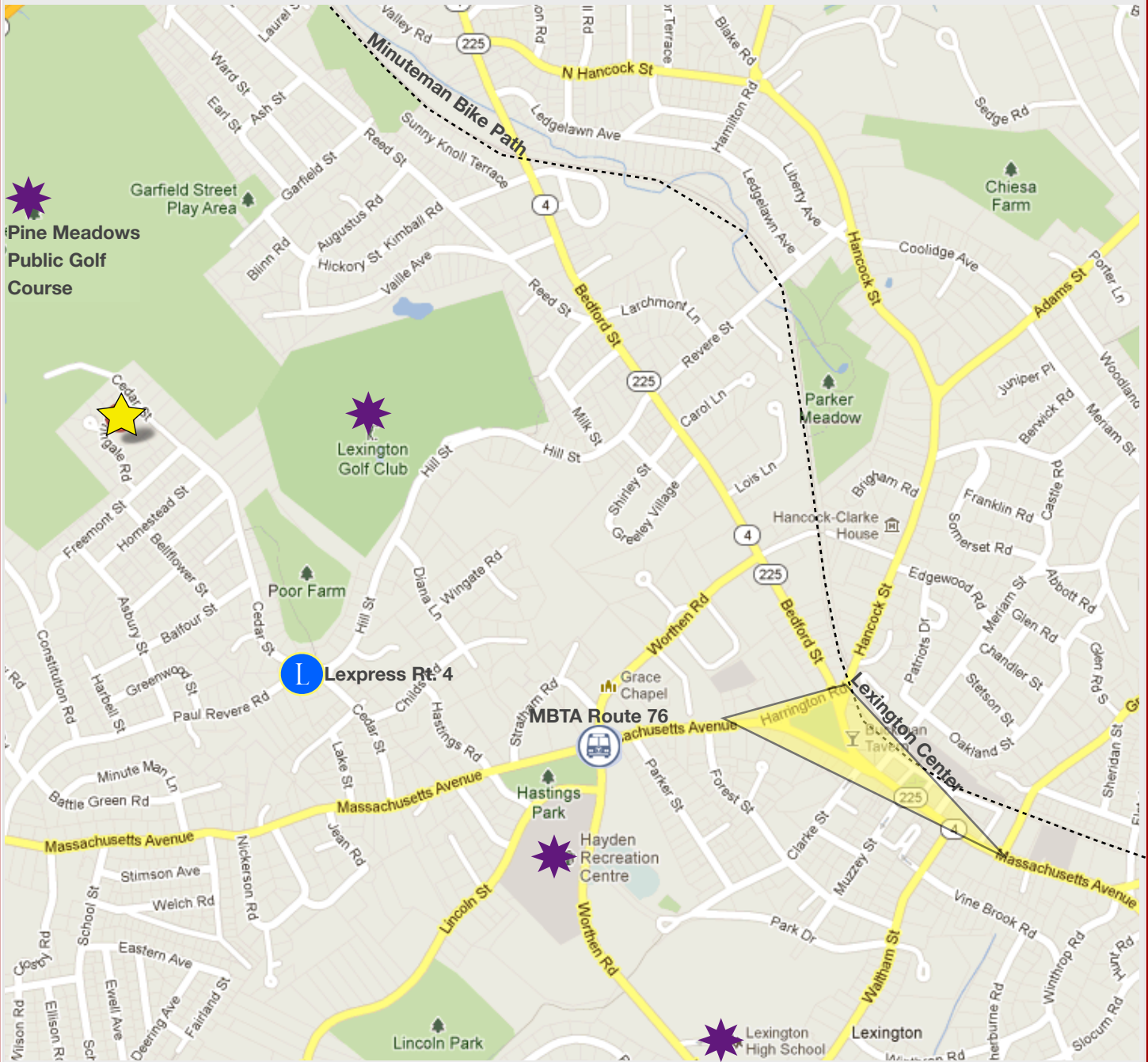
Pedestal sink, tile flooring, shower and tub



Floor Plans



Area Map



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