



MLS # 71455810 - Active
Single Family - Detached

245 Grove St
Cambridge, MA : West Cambridge 02138
Middlesex County
 Style: **Contemporary, Multi-Level**
 Color: **Natural**
 Grade School: **Haggerty**
 Middle School: **Vassal**
 High School: **CRL**
 Handicap Access/Features: **Unknown**
 Directions: **Grove St. between Huron Ave and Blanchard Road**

List Price: **\$2,450,000**

Total Rooms: **10**
 Bedrooms: **4**
 Bathrooms: **4f 1h**
 Master Bath: **Yes**
 Fireplaces: **1**

Remarks

A rare opportunity to own a distinctive architect-designed residence with copper & natural exterior built by MACCOCO. This home offers floor to ceiling east-facing windows showcasing panoramic views of the Boston city skyline, Fresh Pond Reservoir and golf course on all 4 levels & 3 decks. Expansive open living w/ high ceilings, wood burning fireplace & bamboo floors. Ideal for entertaining inside and out. An original, one-of-a-kind home built by the builder for his family.

Property Information

Approx. Living Area: **4683 sq. ft.** Approx. Acres: **0.23 (10080 sq. ft.)**

Garage Spaces: **1 Detached, Heated, Insulated**

Living Area Includes: **Finished Basement** Heat Zones: **7 Central Heat, Forced Air, Radiant, Gas, Hydro Air, Hydronic Floor Heat(Radiant)**

Parking Spaces: **4 Off-Street, On Street Permit, Improved Driveway, Paved Driveway**

Living Area Source: **Owner** Cool Zones: **4 Central Air**

Approx. Street Frontage: **80 ft**

Living Area Disclosures: **Includes finished lower level walk out to yard**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	24x23	Fireplace
Dining Room:	1	22x20	--
Kitchen:	1	13x16	--
Master Bedroom:	2	21x16	--
Bedroom 2:	2	24x15	--
Bedroom 3:	2	13x15	--
Bedroom 4:	3	14x11	--
Bath 1:	2	8x12	--
Bath 2:	2	10x6	--
Bath 3:	3	8x5	--
Laundry:	2	7x7	--
Study:	1	14x12	--
Foyer:	1	15x16	--
Game Room:	3	14x17	--
Bathroom:	B	5x5	--
1/4 Bath:	1	6x5	--
Entry Hall:	1	5x8	--

Features

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer, Refrigerator - Wine Storage, Vacuum System, Vent Hood**
 Area Amenities: **Public Transportation, Shopping, Park, Golf Course, Medical Facility, Highway Access, House of Worship, Private School, Public School**
 Basement: **Yes Finished, Walk Out, Interior Access**
 Beach: **No**
 Construction: **Frame**
 Electric: **Other (See Remarks)**
 Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
 Exterior: **Wood, Other (See Remarks)**
 Exterior Features: **Deck, Deck - Roof, Patio, Balcony, Storage Shed, Sprinkler System, Decorative Lighting, Screens, City View(s), Garden Area**
 Flooring: **Tile, Concrete, Marble, Bamboo, Stone / Slate**
 Foundation Size: **approx 40x40**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas, Tank**
 Insulation: **Full, Cellulose - Sprayed**
 Interior Features: **Central Vacuum, Security System, Cable Available**
 Lot Description: **Paved Drive, Golf Course Frontage, City View(s), Gentle Slope, Scenic View(s)**
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**
 Roof Material: **Other (See Remarks)**
 Sewer Utilities: **City/Town Sewer**
 Terms: **Lender Approval Required**
 Utility Connections: **for Gas Range, for Electric Oven, for Electric Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **Yes, Pond, Public, Walk to**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures: **Team member agent listed above is the owner**
 Exclusions:
 Facing Direction: **West**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: **No** Warranty Features: **Yes**
 Year Built: **2006** Source: **Builder**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$1,691,700**
 Tax: **\$13255** Tax Year: **2012**
 Book: **51446** Page: **442**
 Cert:
 Zoning Code: **A2**
 Map: Block: Lot: