



**Condo - 2/3 Family**

**63-65 Payson Road - Unit 65**  
**Belmont, MA 02478**  
**Middlesex County**

List Price: **\$549,000**

Total Rooms: **9**

Bedrooms: **5**

Full/Half/Master Baths: **2/0/**

Fireplaces: **1**

Unit Placement: --

Unit Level: **2**

Grade School: **Wellington**

Middle School: **Chenery**

High School: **BHS**

Directions: **Common to Payson Road**

**Remarks**

**Rare Opportunity: Spacious condo in Payson Park (Wellington School). Walk to Park or Bus. HW throughout. Huge duplex unit with e-i-k and 5+ bedrooms and two full baths. Formal dining rooms and fireplace with built-ins and gumwood molding. Rear deck. Large lot with garage/driveway.**

**Property Information**

Approx. Living Area: **2300 sq. ft. (\$238.70/sq. ft.)** Approx. Acres: **0.16 (7011 sq. ft.)** Garage Spaces: **1 Detached**  
Living Area Includes: Heat Zones: **Steam, Gas** Parking Spaces: **1 --**  
Living Area Source: **Appraiser** Cool Zones: **Other (See Remarks)** # of Living Levels: **2**  
Living Area Disclosures: **per bank appraisal**

**Complex & Association Information**

Complex Name: Units in Complex: **2** Complete: Units Owner Occupied: Source:  
Association: **No** Fee: \$ Fee Includes: --

**Room Levels, Dimensions and Features**

**Room Level Size Features**

**Features**

Association Pool:  
Basement: **Yes**  
Beach: **No**  
Docs in Hand: **Other (See Remarks)**  
Sewer and Water: **City/Town Water**  
Waterfront: **No**



**Other Property Info**

Disclosure Declaration: **No**  
Disclosures: **Ask Listing Agent.**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: Warranty Available:  
Year Built/Converted: **1920/**  
Year Built Source: **Public Record**  
Year Built Desc: **Approximate**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$736,000**  
Tax: **\$99999** Tax Year: **2011**  
Book: **16663** Page: **482**  
Cert:  
Zoning Code: **Res**  
Map: Block: Lot:

**Office/Agent Information**

**Office:** Ford Realty Brookline  (617) 232-1049  
**Agent:** Arlene Lehane  (617) 281-4809

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