

MLS # 73238769 - Price Changed
Single Family - Detached



17 Winthrop Road
Lexington, MA 02421
Middlesex County

Style: **Victorian**
Color: **Blush**
Grade School: **Hastings**
Middle School: **Diamond**
High School: **LHS**

Approx. Acres: **0.57 (24,648 SqFt)**

Handicap Access/Features:

Neighborhood/Sub-Division: **Munroe Hill**

Directions: **Mass Ave or Waltham St to Winthrop Rd.**

Next Open House: **Saturday, September 14, 2024 11:30 AM - 1:00 PM**

Event Type: **In-Person**

List Price: **\$2,500,000**

Total Rooms: **15**
Bedrooms: **5**
Bathrooms: **4f 1h**
Main Bath: **No**
Fireplaces: **2**
Approx. Street Frontage: **107 Ft.**

The Walter Wheeler Rowse home endures as the vibrant, luxurious home it was built to be. Running, squealing, playing in your luxurious lawn or hosting a garden party/cocktail fete? Quickly go where you need in Lexington, Cambridge, Boston. Everyone has space for their private rooms, for time together, for entertaining, and places for guests. Improvements like solar to lower your bills and reduce your footprint, electric car chargers, an insulated garage to work, work out, or play close to nature, beautiful bathrooms, and finished basement living spaces. Private spaces inside with the rear bedroom and third floor suite, privacy from the neighbors with the lush trees and enormous yard. Victorian homes were built with high ceilings, incredible light, and a multitude of rooms for living and entertaining. These homes hold a great feeling of home in locations and neighborhoods that cannot be created today. For whatever your mood. Whatever your needs. For decades to come.

Property Information

Approx. Living Area Total: **4,065 SqFt**
Approx. Above Grade: **3,278 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**
Approx. Below Grade: **787 SqFt**

Living Area Source: **Measured**

Living Area Disclosures: **Public record is incorrect, the house has been professionally measured.**

Heat Zones: **3 Forced Air, Heat Pump, Gas, Active Solar, ENERGY STAR, Air Source Heat Pumps (ASHP), Pellet Stove** Cool Zones: **3 Central Air, Air Source Heat Pumps (ASHP)**
Parking Spaces: **6 Off-Street, Paved Driveway** Garage Spaces: **3 Detached, Garage Door Opener, Storage, Insulated, Oversized Parking**
Disclosures: **See list of improvements and floor plans in paperclip. Tesla Solar Panels - 10 yr comprehensive warranty until '30. Solar panels are owned not rented. Air source heat pumps new 2022 with warranty until '32 and '34. Cork flooring in lower level playroom.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17.5X14.4	Flooring - Hardwood, French Doors, Exterior Access, Recessed Lighting
Dining Room:	1	14.9X13.5	Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting
Family Room:	1	19.2X11.8	Bathroom - Half, Skylight, Flooring - Hardwood, Deck - Exterior, Exterior Access, Recessed Lighting
Kitchen:	1	24.2X17.6	Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Picture, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Wet bar, Breakfast Bar / Nook, Exterior Access, Recessed Lighting
Main Bedroom:	2	14.3X14	Closet/Cabinets - Custom Built, Flooring - Hardwood, Lighting - Sconce
Bedroom 2:	2	15.5X13.3	Fireplace, Closet, Flooring - Hardwood, Lighting - Sconce
Bedroom 3:	2	12.2X11.1	Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 4:	2	16.2X8.7	Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Lighting - Sconce
Bedroom 5:	3	15.8X13.6	Closet - Cedar, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Bath 1:	2	9.3X6.4	Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Marble, Recessed Lighting, Lighting - Sconce
Bath 2:	2	8.6X6.2	Bathroom - Tiled With Tub & Shower, Flooring - Marble, Countertops - Stone/Granite/Solid, Recessed Lighting, Lighting - Sconce
Bath 3:	3	12.1X10.9	Bathroom - Tiled With Tub & Shower, Flooring - Marble, Recessed Lighting, Lighting - Sconce
Laundry:	B	19.2X13.1	Bathroom - Full, Flooring - Laminate
Sitting Room:	1	16.7X12.9	Fireplace, Flooring - Hardwood, Recessed Lighting
Foyer:	1	13.8X8.7	Closet, Flooring - Hardwood, French Doors, Exterior Access, Lighting - Pendant
Bathroom:	1	4.1X3.8	Flooring - Stone/Ceramic Tile, Wainscoting, Lighting - Sconce
Play Room:	B	19.8X12.1	Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Game Room:	B	19.8X13.6	Closet/Cabinets - Custom Built, Recessed Lighting
Bedroom:	3	15.7X14	Closet - Cedar, Flooring - Wall to Wall Carpet, Lighting - Overhead

Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area**
Basement: **Yes Full, Finished, Walk Out, Interior Access, Concrete Floor, Exterior Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps, EV Charging Station**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Shingles**
Exterior Features: **Porch, Deck, Deck - Composite, Covered Patio/Deck, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Screens, Garden Area**
Flooring: **Tile, Wall to Wall Carpet, Laminate, Marble, Hardwood**
Foundation Size: **0**
Foundation Description: **Fieldstone**
Hot Water: **Natural Gas, Tank**
Insulation: **Full, Fiberglass, Fiberglass - Batts**
Interior Features: **Security System, Cable Available, Walk-up Attic, French Doors**
Lot Description: **Wooded, Paved Drive, Level**
Road Type: **Public, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Sewage District: **MWRA**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range, for Electric Oven**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Flame Thrower Tree, back yard, 3' tall. Ceiling light fixture in the sitting room.**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **Yes**
Year Built: **1895** Source: **Public Record**
Year Built Description: **Actual, Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$2,070,000**
Tax: **\$25,358** Tax Year: **2024**
Book: **0** Page: **0**
Cert:
Zoning Code: **RS**
Map: Block: Lot:

Compensation

Sub-Agency: **Not Offered** Buyer's Broker: **2.5%**
Facilitator: **\$0**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Coldwell Banker Realty - Newton** (617) 969-2447

Listing Agent: **Stephanie Ford** (617) 468-7889

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Call List Office, Accompanied Showings, Appointment Required, Schedule with ShowingTime or Call 888-627-2775, Email List Agent**

Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required, Email List Agent**

Special Showing Instructions: **Easy to show. Advanced notice please.**

Firm Remarks

Easy to show. Text Stephanie direct 617.468.7889 Please send offers in one PDF to stephanie@beacongroupprealstate.com. All appliances to remain as gifts, garbage disposal not currently functioning. Mounted television in sitting room to remain.

Market Information

Listing Date: **5/15/2024**

Days on Market: Property has been on the market for a total of **121** day(s)

Expiration Date:

Original Price: **\$2,899,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **121** day(s)

Office Market Time: Office has listed this property for **121** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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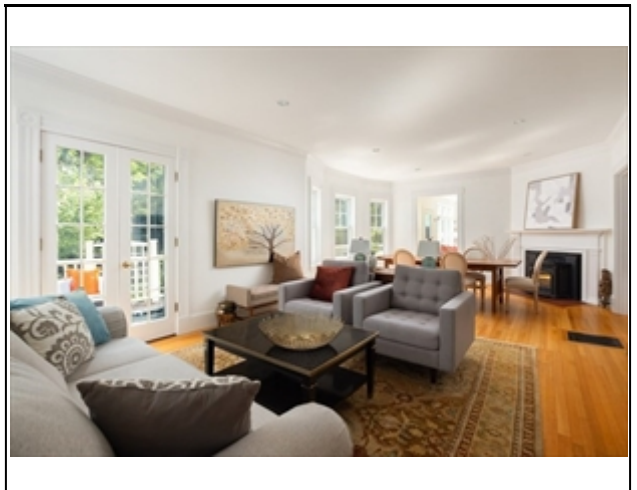
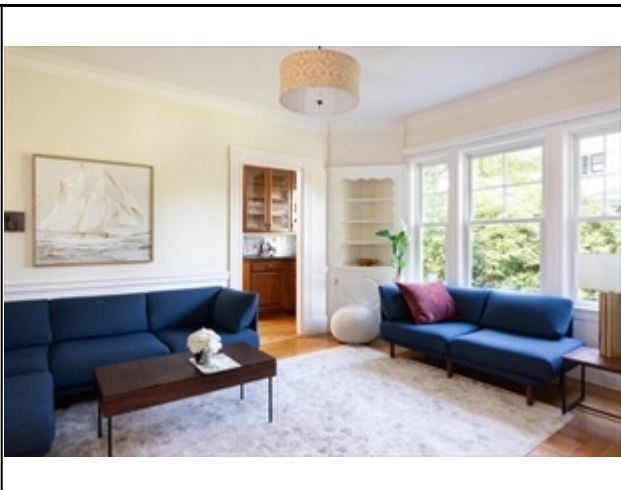
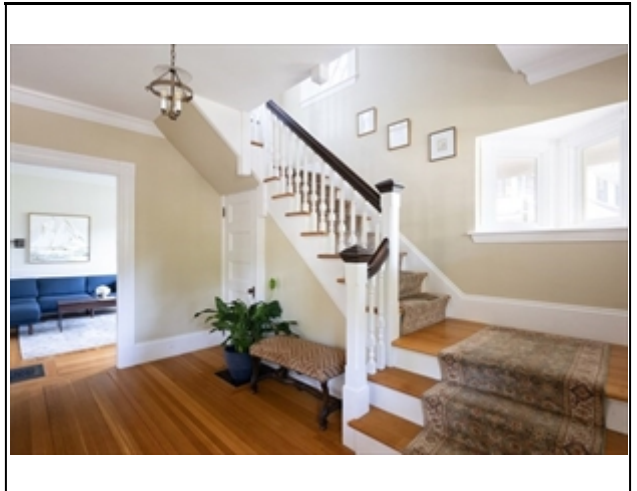
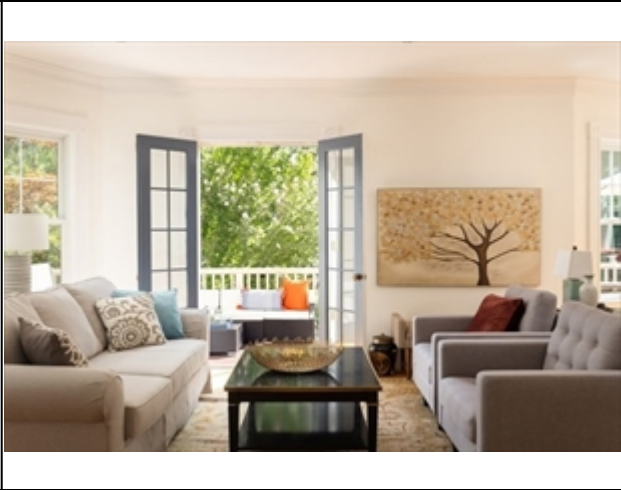
Market History for 17 Winthrop Road, Lexington, MA 02421

MLS #	Date			DOM	DTO	Price
73238769	5/15/2024	Listed for \$2,899,000	Stephanie Ford			\$2,899,000
	6/5/2024	Price Changed to: \$2,749,000	Amie Pettengill	21		\$2,749,000
	7/25/2024	Price Changed to: \$2,669,000	Amie Pettengill	71		\$2,669,000
EXT	9/12/2024	Status Changed to: Extended	Stephanie Ford	120		
	9/12/2024	Price Changed to: \$2,500,000	Stephanie Ford	120		\$2,500,000
Market History for Coldwell Banker Realty - Newton (AN6227)				121		
Market History for this property				121		

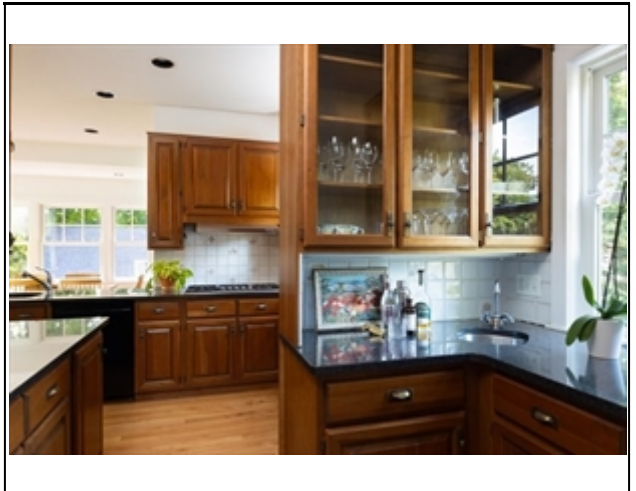
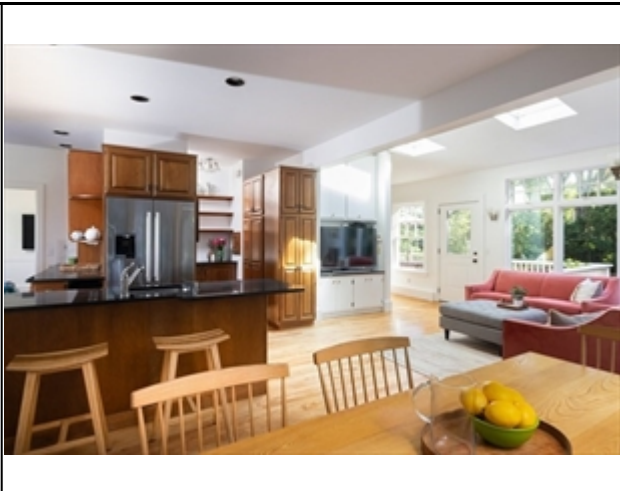
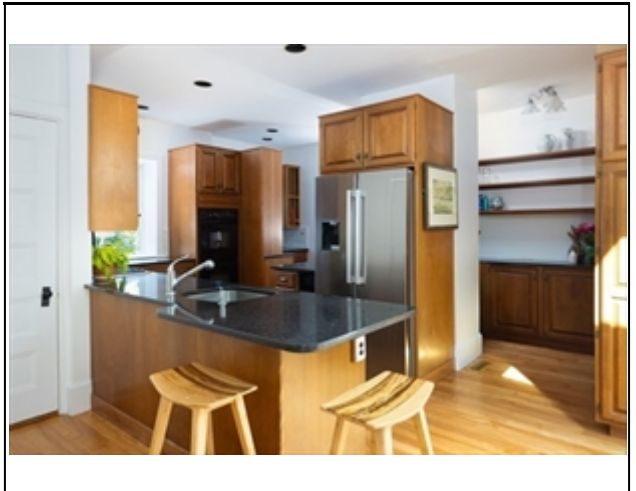
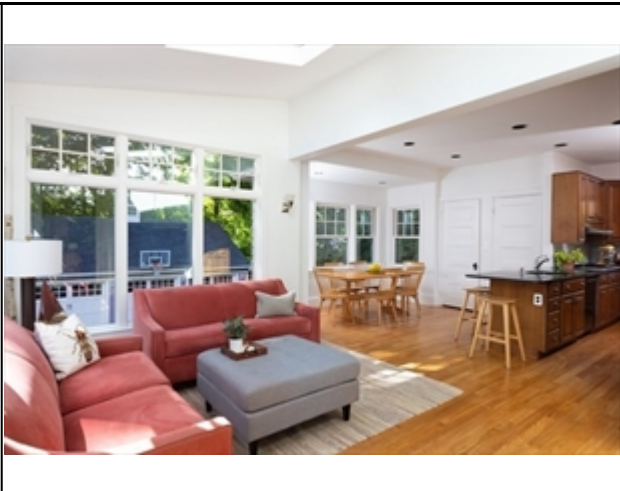
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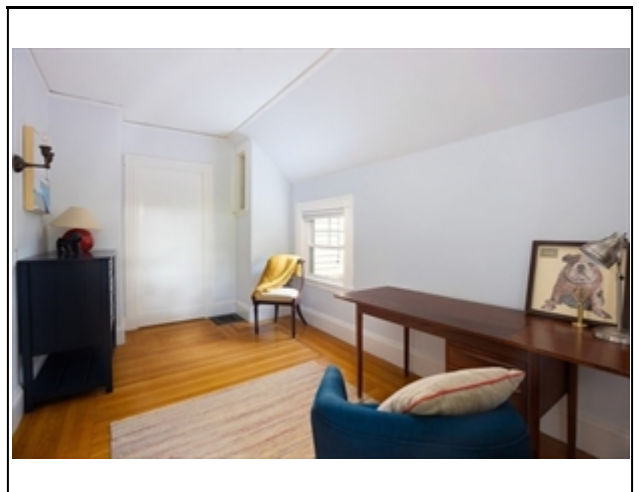
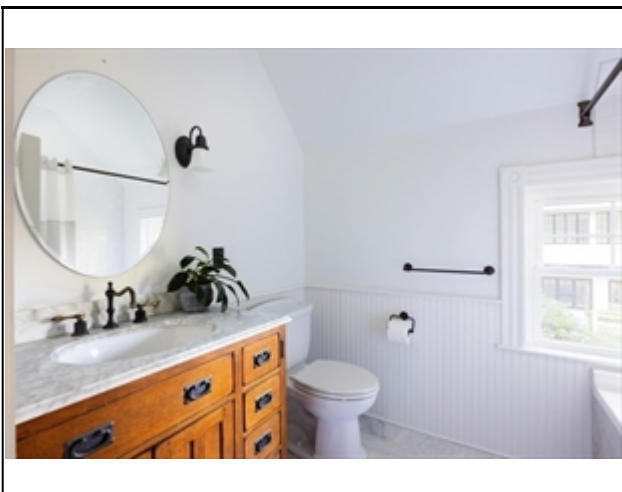
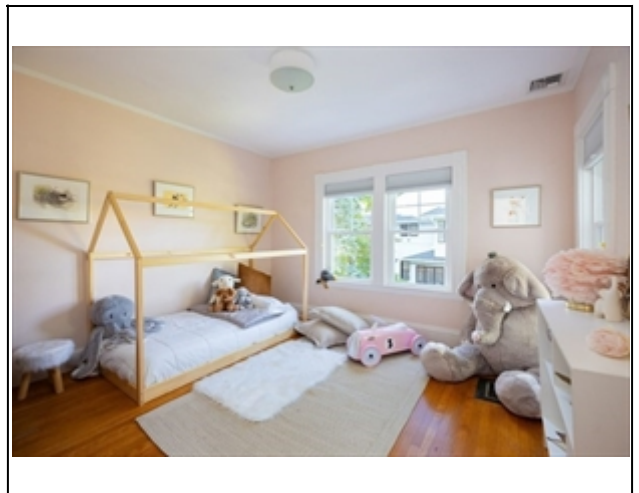
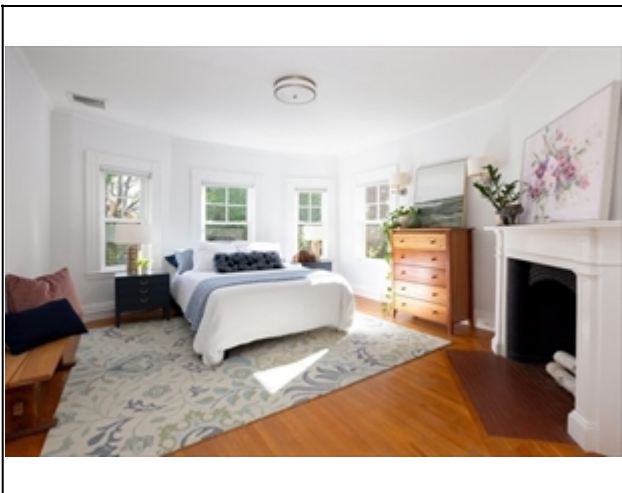
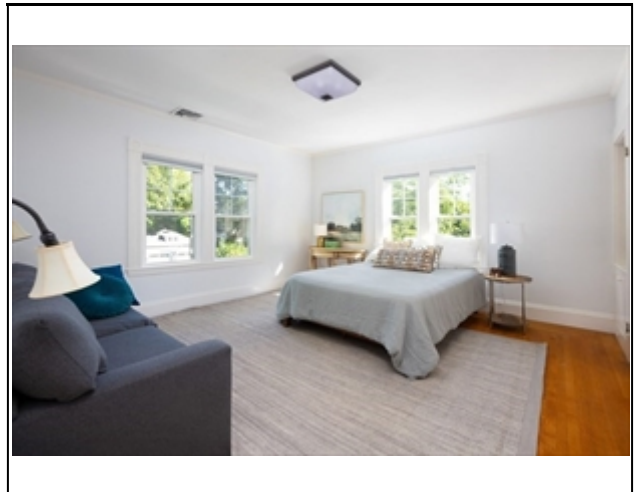
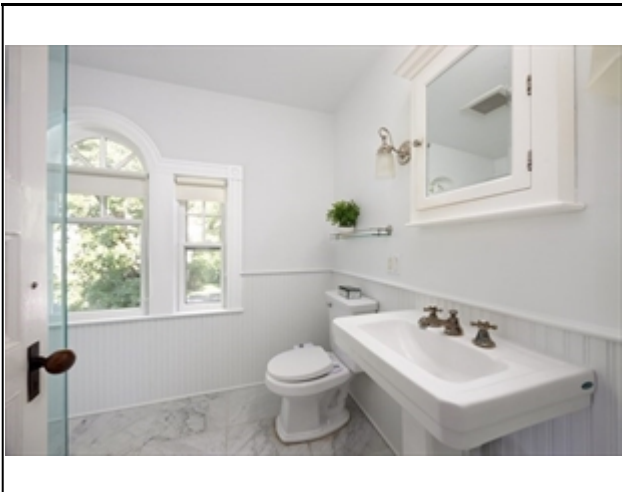
MLS # 73238769 - Price Changed
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Single Family - Detached
List Price: ↓\$2,500,000



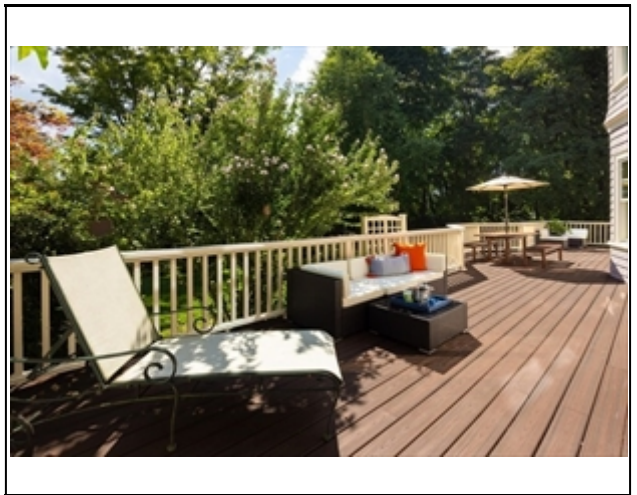
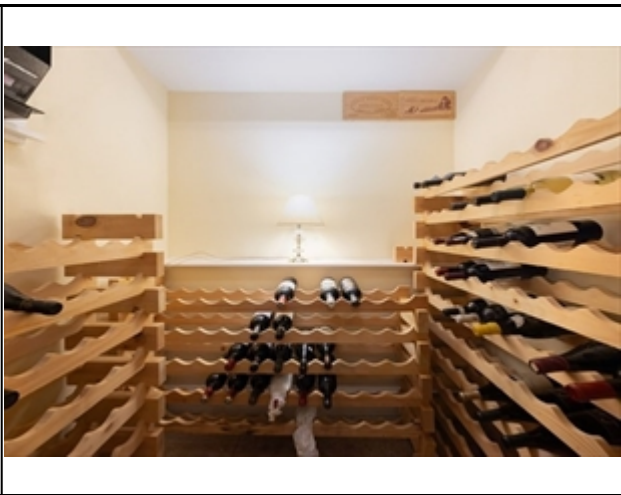
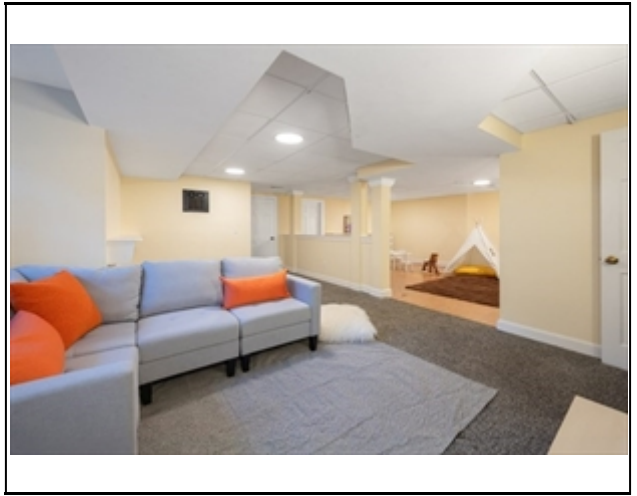
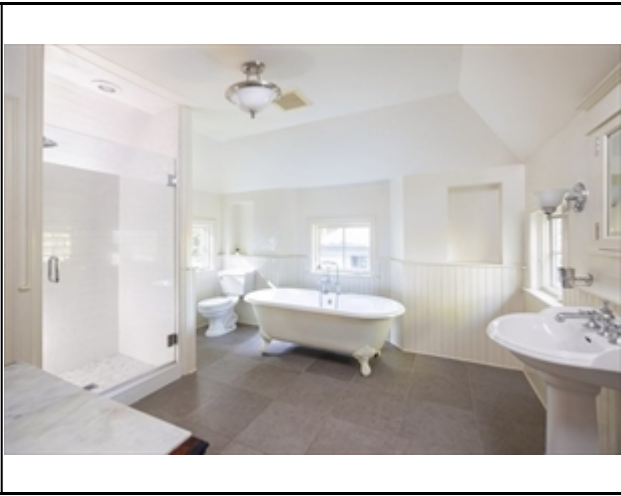
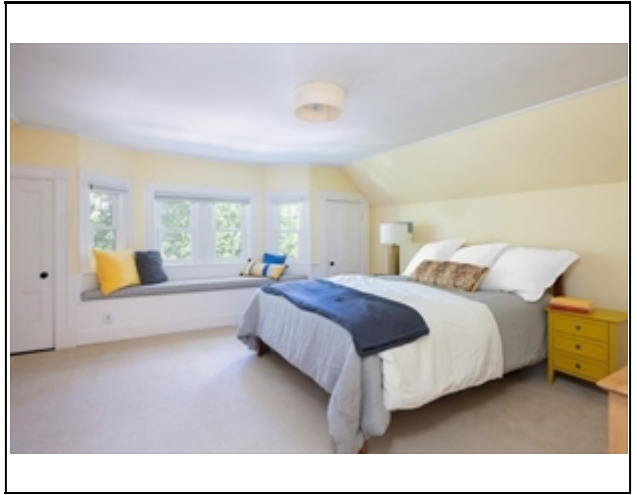
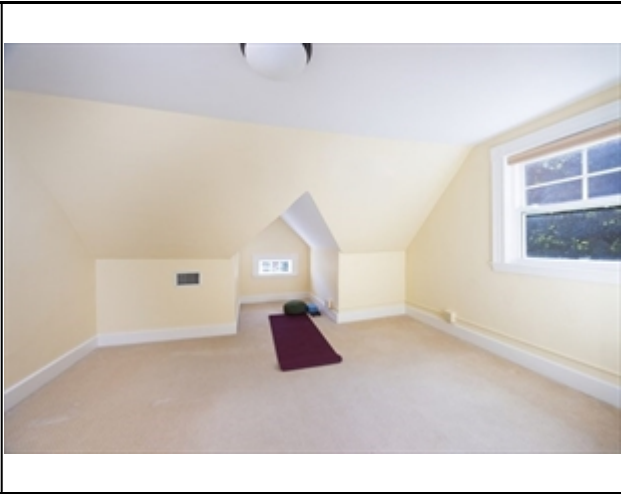
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Single Family - Detached
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Single Family - Detached

17 Winthrop Road
Lexington, MA 02421
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Color: **Blush**
Grade School: **Hastings**
Middle School: **Diamond**
High School: **LHS**
Approx. Acres: **0.57 (24,648 SqFt)**

Total Rooms: **15**
Bedrooms: **5**
Bathrooms: **4f 1h**
Main Bath: **No**
Fireplaces: **2**
Approx. Street Frontage: **107 Ft.**

Handicap Access/Features:

Neighborhood/Sub-Division: **Munroe Hill**

Directions: **Mass Ave or Waltham St to Winthrop Rd.**

🌞 Next Open House: **Saturday, September 14, 2024 11:30 AM - 1:00 PM**

Event Type: **In-Person**

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Property Information

Approx. Living Area Total: **4,065 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Measured**

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Cool Zones: **3 Central Air, Air Source Heat Pumps (ASHP)**

Parking Spaces: **6 Off-Street, Paved Driveway**

Garage Spaces: **3 Detached, Garage Door Opener, Storage, Insulated, Oversized Parking**

Disclosures: **See list of improvements and floor plans in paperclip. Tesla Solar Panels - 10 yr comprehensive warranty until '30. Solar panels are owned not rented. Air source heat pumps new 2022 with warranty until '32 and '34. Cork flooring in lower level playroom.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17.5X14.4	Flooring - Hardwood, French Doors, Exterior Access, Recessed Lighting
Dining Room:	1	14.9X13.5	Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting
Family Room:	1	19.2X11.8	Bathroom - Half, Skylight, Flooring - Hardwood, Deck - Exterior, Exterior Access, Recessed Lighting
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Bath 2:	2	8.6X6.2	Bathroom - Tiled With Tub & Shower, Flooring - Marble, Countertops - Stone/Granite/Solid, Recessed Lighting, Lighting - Sconce
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Laundry:	B	19.2X13.1	Bathroom - Full, Flooring - Laminate
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Foyer:	1	13.8X8.7	Closet, Flooring - Hardwood, French Doors, Exterior Access, Lighting - Pendant
Bathroom:	1	4.1X3.8	Flooring - Stone/Ceramic Tile, Wainscoting, Lighting - Sconce
Play Room:	B	19.8X12.1	Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Game Room:	B	19.8X13.6	Closet/Cabinets - Custom Built, Recessed Lighting
Bedroom:	3	15.7X14	Closet - Cedar, Flooring - Wall to Wall Carpet, Lighting - Overhead

Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Refrigerator, Washer, Dryer**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area**

Basement: **Yes Full, Finished, Walk Out, Interior Access, Concrete Floor, Exterior Access**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 200 Amps, EV Charging Station**

Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**

Exterior: **Shingles**

Exterior Features: **Porch, Deck, Deck - Composite, Covered Patio/Deck, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Screens, Garden Area**

Flooring: **Tile, Wall to Wall Carpet, Laminate, Marble, Hardwood**

Foundation Size: **0**

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas, Tank**

Insulation: **Full, Fiberglass, Fiberglass - Batts**

Interior Features: **Security System, Cable Available, Walk-up Attic, French Doors**

Lot Description: **Wooded, Paved Drive, Level**

Road Type: **Public, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Sewage District: **MWRA**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Electric Oven**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions: **Flame Thrower Tree, back yard, 3' tall. Ceiling light fixture in the sitting room.**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **Yes**

Year Built: **1895** Source: **Public Record**

Year Built Description: **Actual, Renovated Since**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$2,070,000**

Tax: **\$25,358** Tax Year: **2024**

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

Cert:

Zoning Code: **RS**

Map: Block: Lot:

Compensation

Sub-Agency: **Not Offered**

Buyer's Broker: **2.5%**

Facilitator: **\$0**

Compensation Based On: **Net Sale Price**

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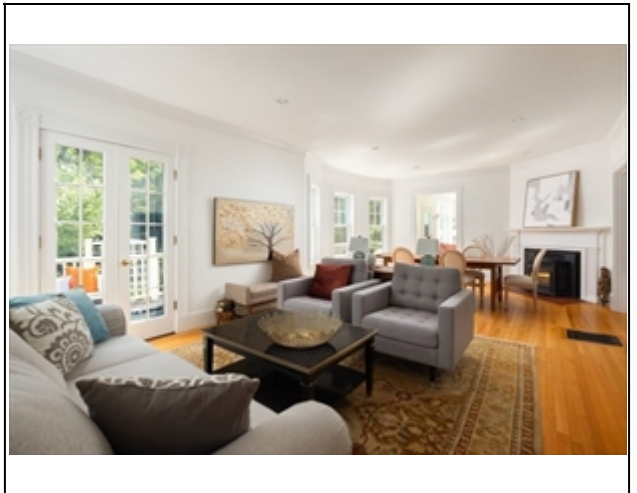
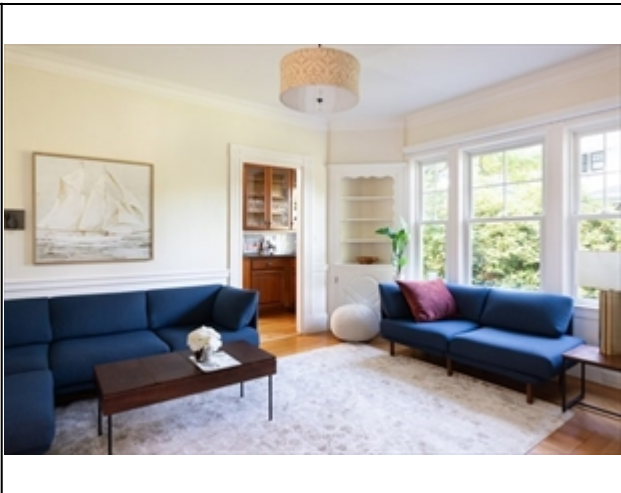
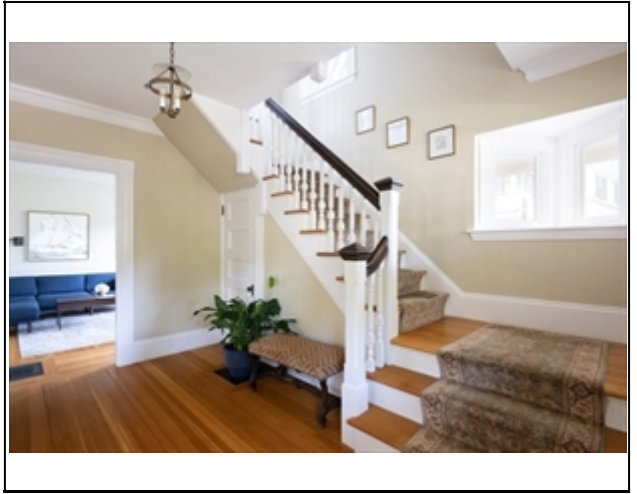
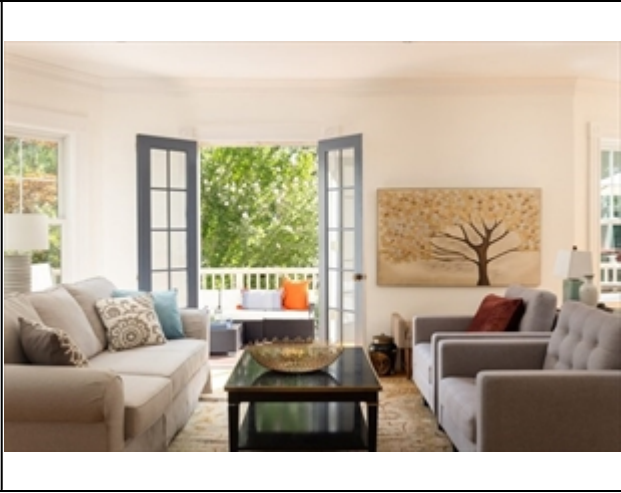
Market History for 17 Winthrop Road, Lexington, MA 02421

MLS #	Date		DOM	DTO	Price
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	6/5/2024	Price Changed to: \$2,749,000	21		\$2,749,000
	7/25/2024	Price Changed to: \$2,669,000	71		\$2,669,000
EXT	9/12/2024	Status Changed to: Extended	120		
	9/12/2024	Price Changed to: \$2,500,000	120		\$2,500,000
Market History for Office Id: AN6227			121		
Market History for this property			121		

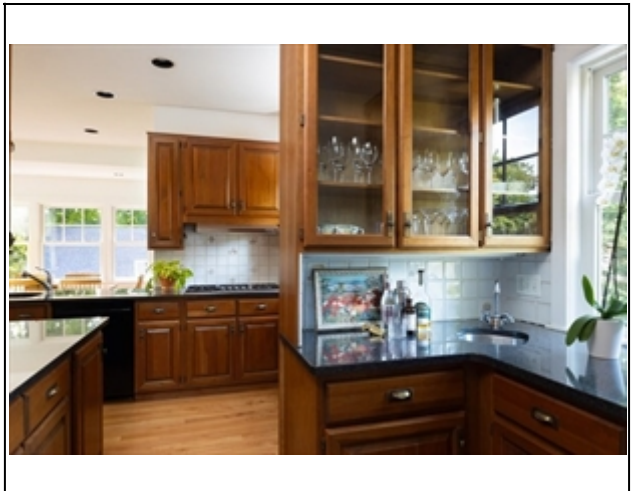
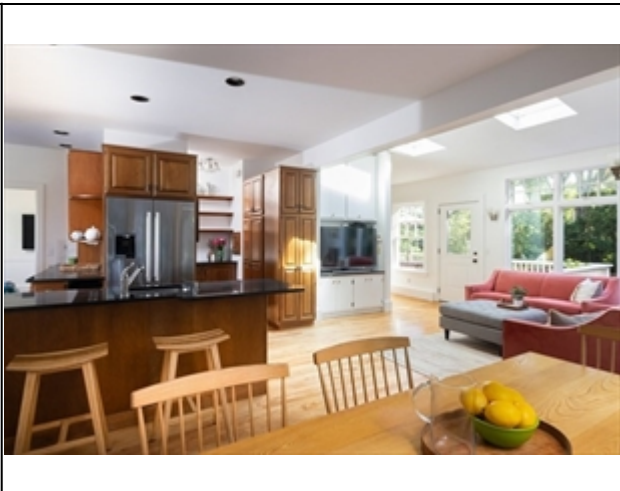
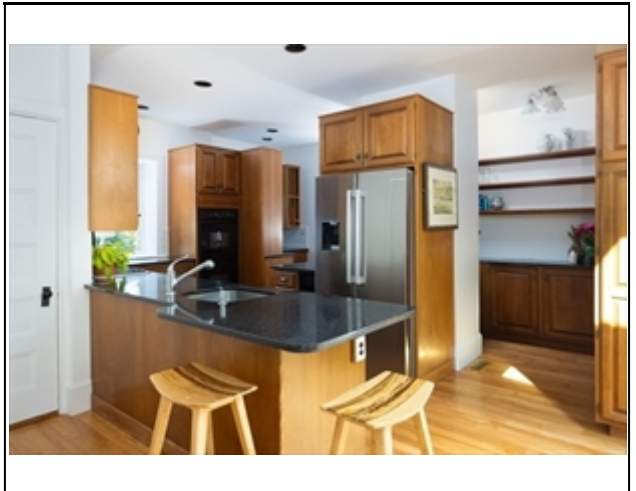
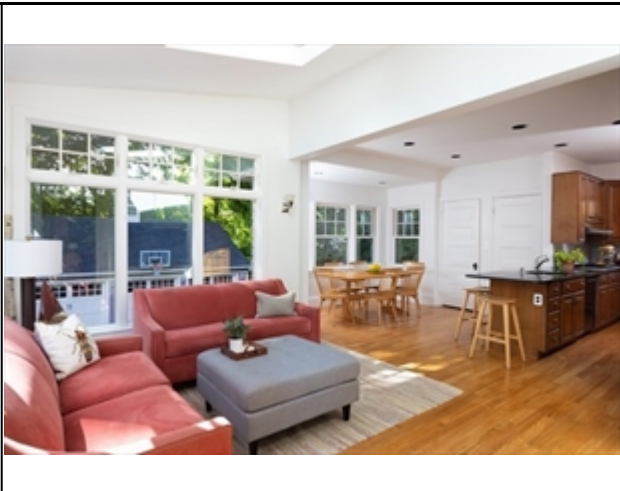
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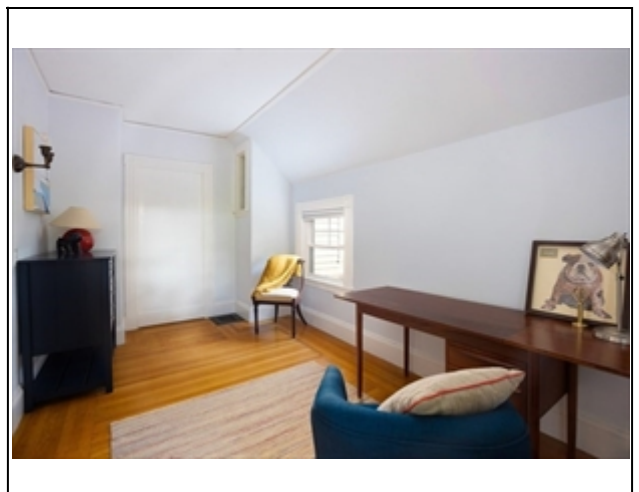
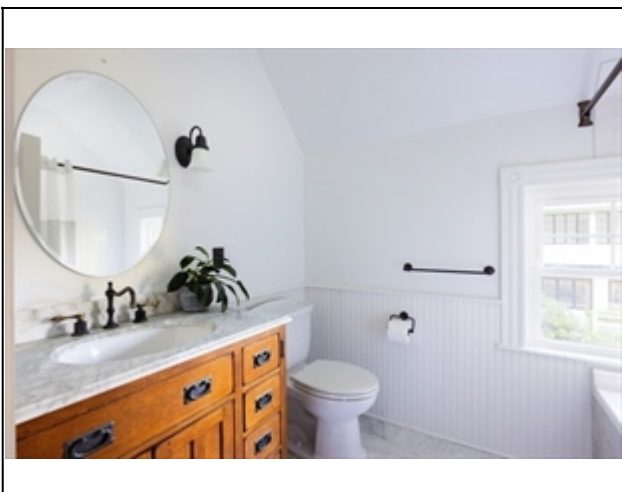
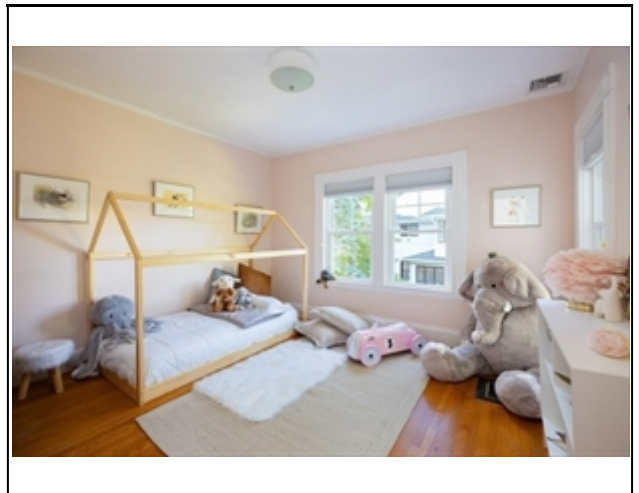
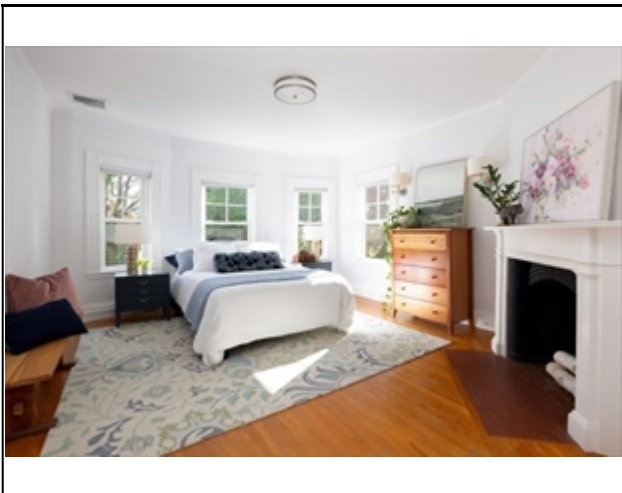
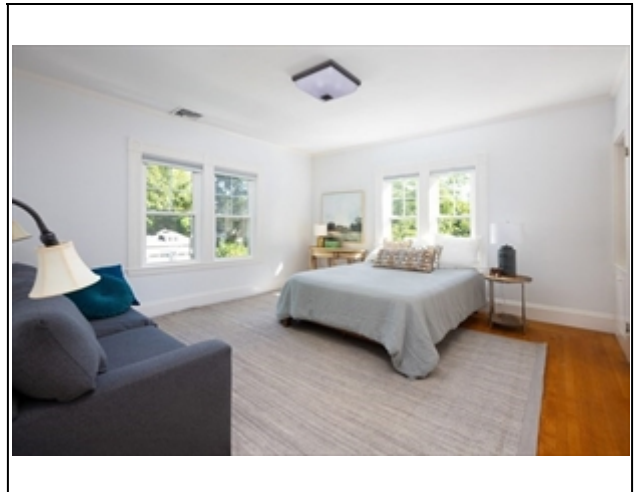
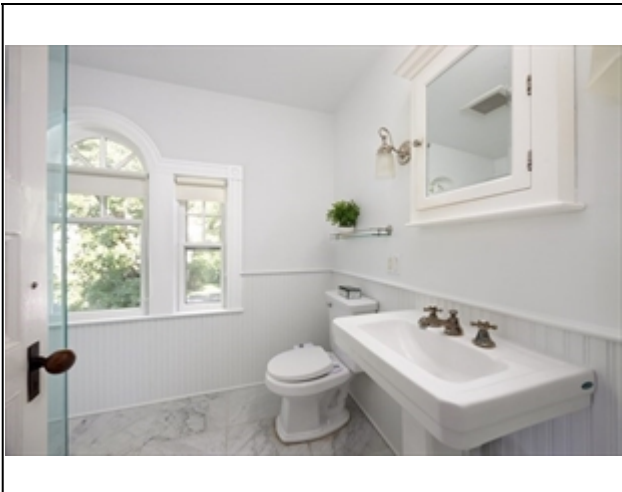
MLS # 73238769 - Price Changed
17 Winthrop Road, Lexington, MA 02421

Single Family - Detached
List Price: ↓\$2,500,000



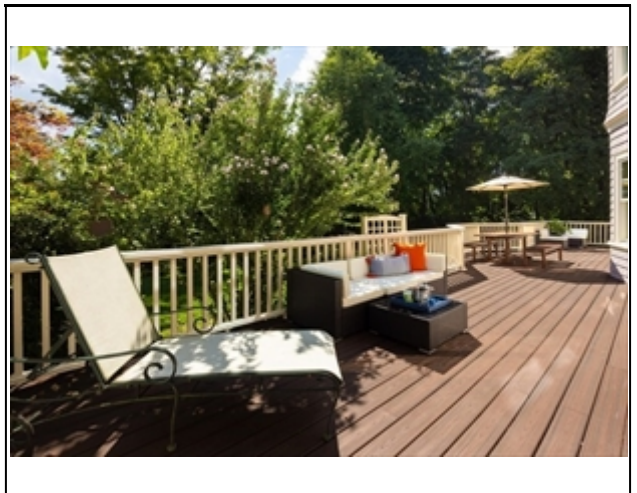
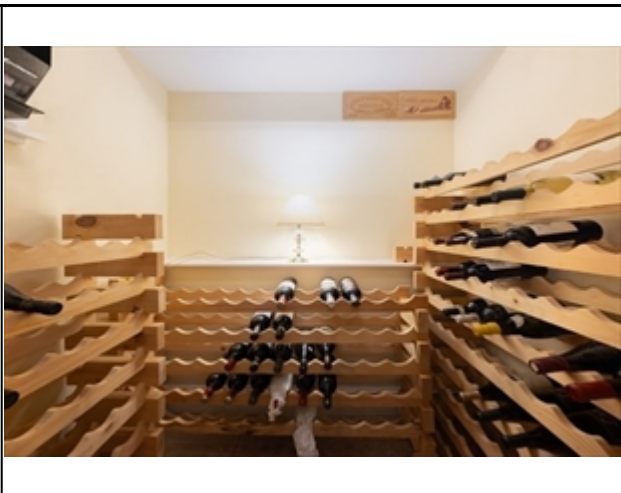
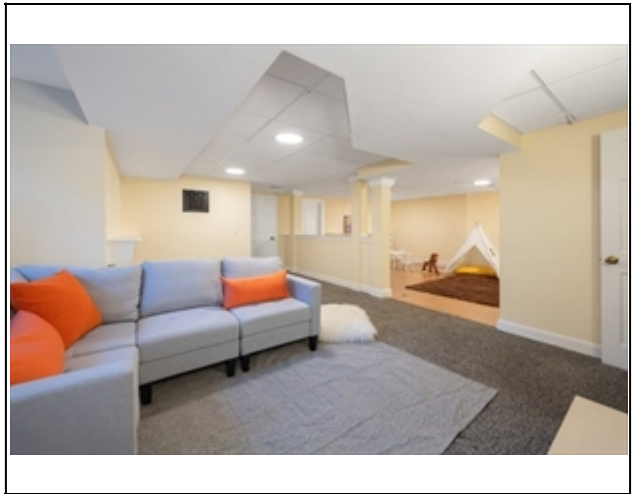
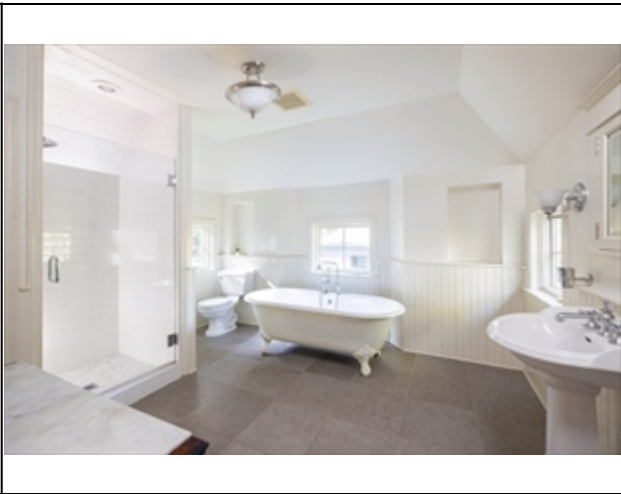
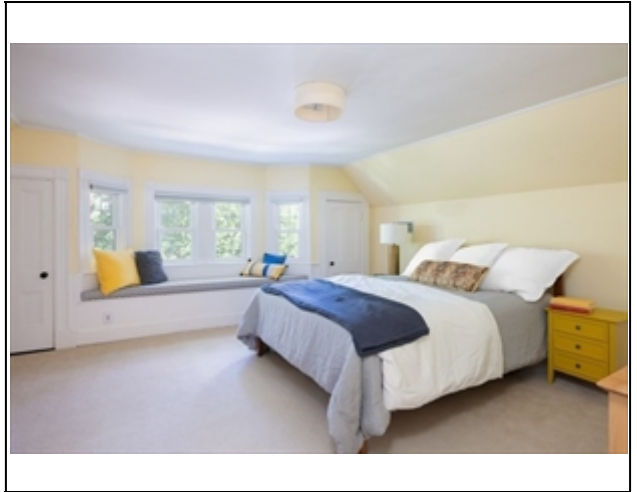
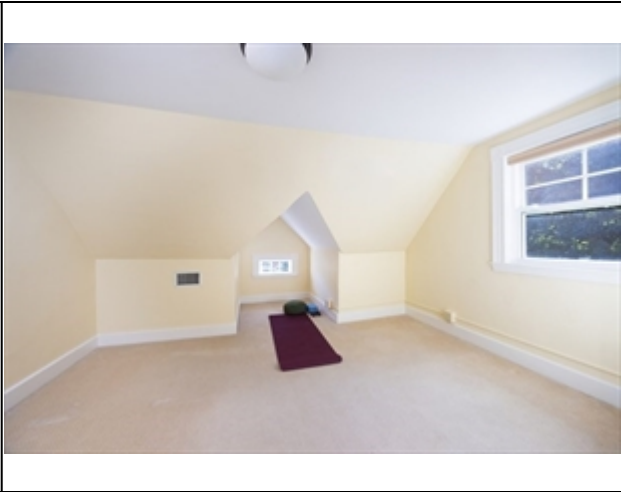
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