

189 Oak Street
Wakefield
Open House



Listing Agent



Susan L. Moran, P.C.
Owner/Attorney/Broker

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Concierge for Cape Cod Real Estate

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189 Oak Street
Wakefield
House Highlights

- Colonial Built in 1999
- Kitchen refreshed in 2011 with granite counters and new cabinet hardware compliment the oak cabinets
- Large first floor living room with all the television and stereo wires discreetly hidden in the wall for an extremely clean wall mounted entertainment center
- First floor laundry with expanded shelves for storage
- Gas line ran to the house in May, 2012. New Burnham furnace with Buderus hot water storage tank in June of 2012. The house is plumbed with two zones of hot water baseboards for heat
- The entire backyard is fenced in
- Master Suite with walk in closet and private bath
- Finished BONUS room in the attic
- New Craftsman Assurelink garage door opener. Not only is it virtually silent you can monitor and open your garage door from your cell phone.
- 200amp circuit breakers
- Entire 3 floors of the house are cooled with central air conditioning.
- All the hard work is done. All you have to do is move right in.

189 Oak Street

Wakefield

Area Highlights

- Breakheart Reservation is a 640-acre hardwood forest with hiking, birdwatching and freshwater swimming. It has both paved and dirt trails to hike.
- Mapleway Playground is a town park with tennis, basketball, a new playground and two newly irrigated softball fields. It also has a trail network in the Wakefield Town Forest behind the park.
- Lake Quannapowitt is a 254-acre reservoir that people come to Wakefield to walk or jog around. It is 5km to circle the lake. There are two playgrounds on the lake and also a baseball field. Small boats, kayaks, canoes and sailboats can be used in the lake.
- Public Transportation
 - Commuter Rail
 - The Greenwood Commuter rail stop is 1 mile from the house and has direct access to North Station in Boston or can bring you north to Haverhill, MA
 - MBTA Bus
 - There a bus stops on Main Street, Wakefield that are 1 mile from the house that bring you to Oak Grove, MBTA station on the Orange Line or can bring you north to Reading MA
 - There is a bus Stop on Farm Street that is 1 mile from the house that brings you directly to Haymarket Station in Boston
- Shopping
 - The Square One Mall is located 4.2 miles from the house
 - The North Shore Mall is 8.3miles from the house
 - The Burlington Mall is 10.3miles from the house
 - MarketStreet Lynnfield is 3.5miles from the house
 - This is a new lifestyle center that will offer a collection of specialty retailers, boutiques and fine dining options



Address **189 Oak St**
Wakefield, MA 01880

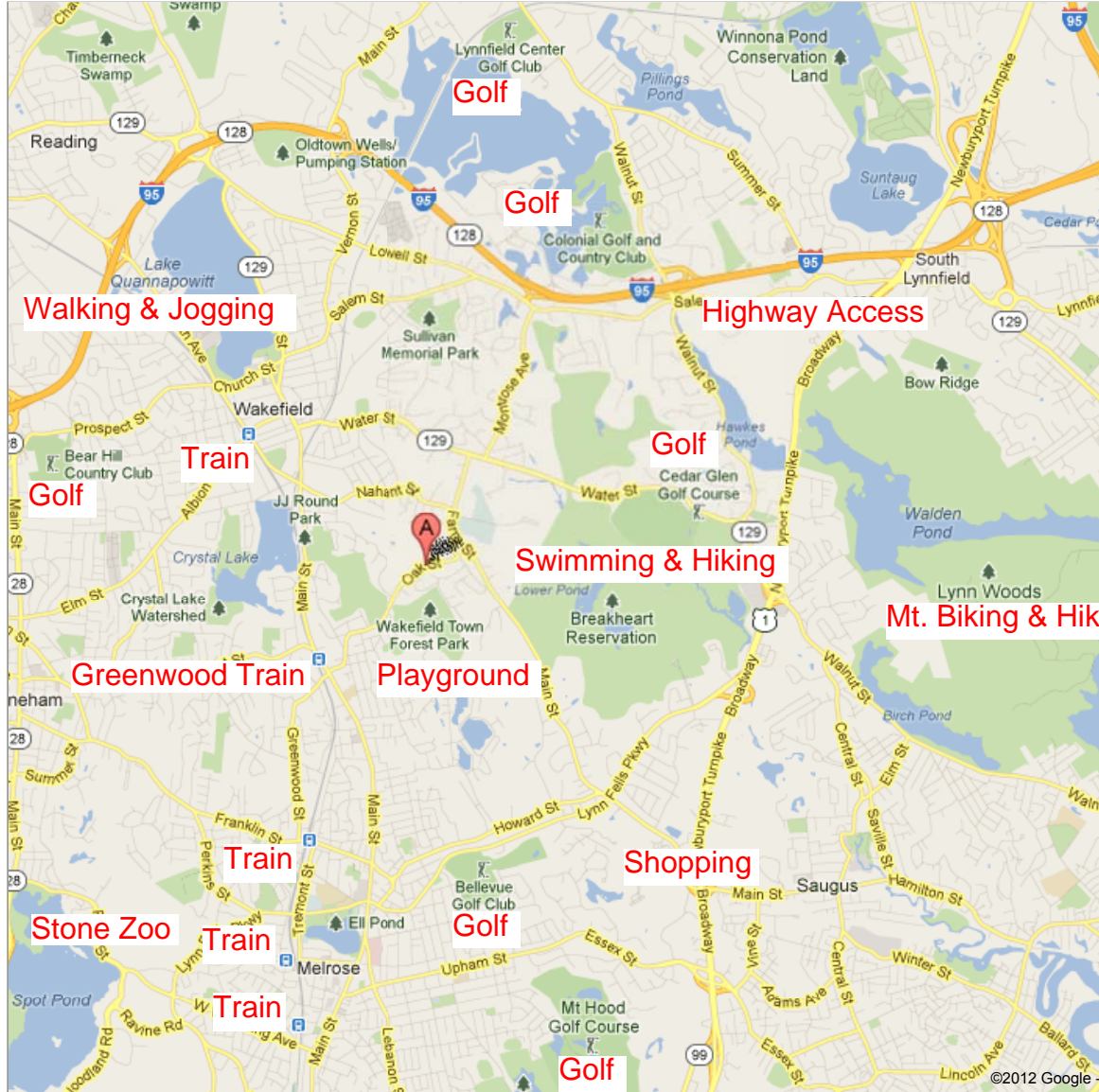
Get Google Maps on your phone

Text the word "GMAPS" to 466453



New Hampshire
Skiing
Lakes

Beach



Beach

Rt. 93

Boston
12 Miles



Single Family - Detached

189 Oak St

List Price: **\$449,000**

Wakefield, MA : Greenwood 01880-3831

Middlesex County

Style: **Colonial**

Total Rooms: **7**

Color:

Bedrooms: **3**

Grade School: **Woodville**

Bathrooms: **2f 1h**

Middle School: **Galvin**

Master Bath: **Yes**

High School: **Wakefield**

Fireplaces: **1**

Handicap Access/Features: **No**

Directions: **On the North Side of Oak Street Between Main Street and Old Nahant Street.**

Remarks

Looking for a private oasis, convenient commute and open entertaining area? Beautifully maintained Colonial features large fenced yard, spacious deck, garage. Granite/Oak kitchen. Ensuite master/walk-in. Economical gas heat. Low taxes. Central A/C. Fireplace. 1st Floor Laundry. Bonus office getaway, familyroom, or man/woman cave, with bar and pool table space. Enjoy all Wakefield has to offer- short walk to train, bus, Woodville School, Breakheart, Quannapowitt, and new Mapleway Playground.

Property Information

| | | |
|--|---|---|
| Approx. Living Area: 1836 sq. ft. | Approx. Acres: 0.32 (14070 sq. ft.) | Garage Spaces: 1 Under, Garage Door Opener |
| Living Area Includes: | Heat Zones: 2 Hot Water Baseboard, Gas | Parking Spaces: 5 Paved Driveway |
| Living Area Source: Public Record | Cool Zones: 2 Central Air | Approx. Street Frontage: 90 ft |
| Living Area Disclosures: Includes FINISHED attic bonus room | | |

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|----------|--------------|--|
| Living Room: | 1 | 13x8 | Fireplace, Ceiling Fan(s), Flooring - Hardwood, Main Level, Deck - Exterior |
| Dining Room: | 1 | 13x12 | Flooring - Hardwood, Main Level, Chair Rail |
| Family Room: | 3 | 32x15 | Flooring - Wall to Wall Carpet |
| Kitchen: | 1 | 21x11 | Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Breakfast Bar / Nook |
| Master Bedroom: | 2 | 16x13 | Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Bedroom 2: | 2 | 12x11 | Ceiling Fan(s), Flooring - Wall to Wall Carpet |
| Bedroom 3: | 2 | 12x11 | Ceiling Fan(s), Flooring - Wall to Wall Carpet |
| Laundry: | 1 | | Closet, Pantry, Main Level, Dryer Hookup - Electric, Washer Hookup |

Features

Appliances: **Range, Dishwasher, Disposal, Microwave**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, Highway Access, T-Station**

Basement: **Yes Full, Interior Access, Garage Access, Concrete Floor**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

Beach - Miles to: **1/2 to 1 Mile**

Construction: **Frame**

Electric: **Circuit Breakers, 200 Amps**

Energy Features: **Storm Windows, Storm Doors**

Exterior: **Vinyl**

Exterior Features: **Deck - Wood, Fenced Yard**

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

Foundation Size: **24' X 34'**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Insulation: **Full, Fiberglass**

Interior Features: **Security System**

Lot Description: **Paved Drive, Cleared, Fenced/Enclosed**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **Measurements, taxes, betterments not warranted--Buyer to verify. Broker related to Seller.**

Exclusions: **Refrigerator, washer, dryer and pool table.**

Facing Direction: **Northwest**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: **Warranty Features: No**

Year Built: **1999** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **M:000033 B:0004 P:000133**

Assessed: **\$422,500**

Tax: **\$5028** Tax Year: **2012**

Book: **51793** Page: **15**

Cert: **00168262**

Sewer Utilities: **City/Town Sewer**

Zoning Code: **SR**

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**

Map: Block: Lot:

Water Utilities: **City/Town Water**


Waterfront: **No**

Water View: **No , --**

Office/Agent Information

Listing Office: **A La Carte Services Real Estate**  (508) 540-9719

Listing Agent: **Susan Moran**  (508) 274-0032

Team Member: **Susan Moran**  (508) 274-0032

Sale Office:

Sale Agent:

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

Entry Only: **Yes**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Office, Owner**

Showing: Facilitator: **--**

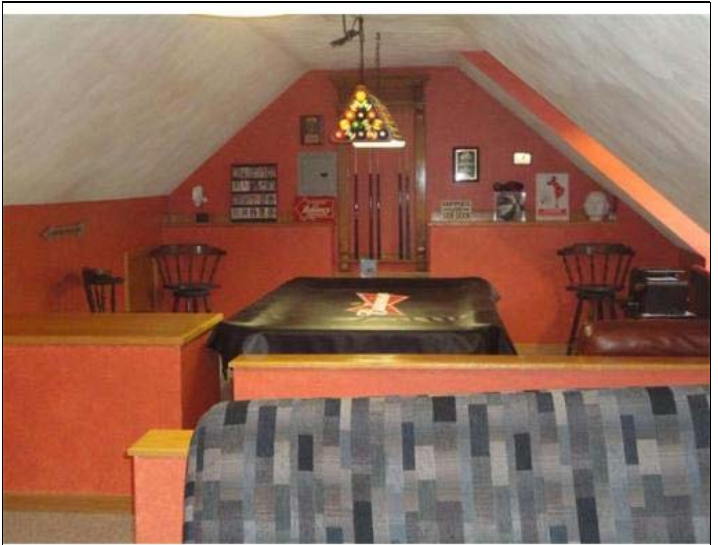
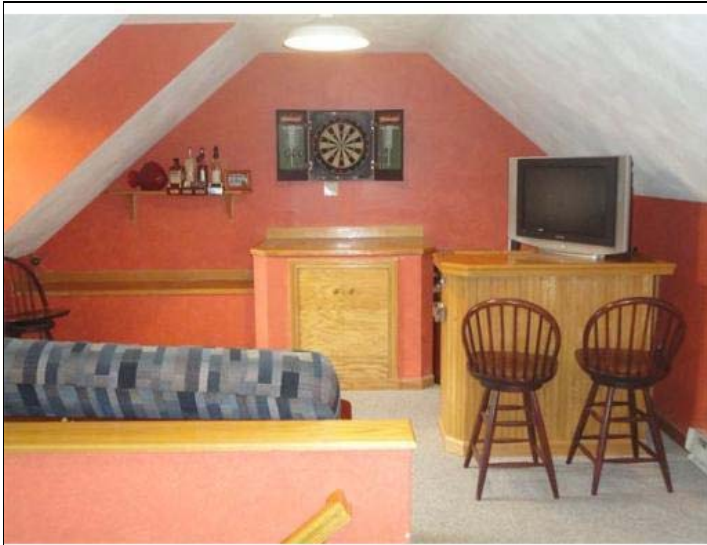
Special Showing Instructions: **Easy to show with 4 hours minimum notice.**

Firm Remarks

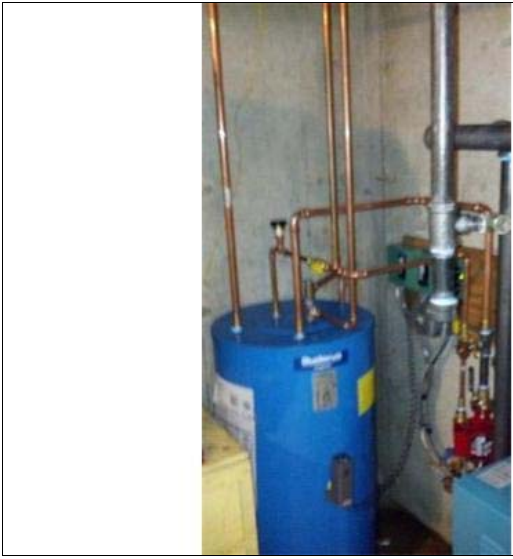
This is an Entry Only Listing. The list agent will be providing limited service to the seller. Please contact the list office for further details.







New Natural Gas Burnham Furnace Installed June 2012



New Buderus Hot Water Tank Installed June 2012



Wakefield's Newest Elementary School



Swimming at Breakheart Reservation



North Station in 20 Minutes



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Plan Book 92
Plan 8

PLAN OF HOUSE LOTS
IN
GREENWOOD
WAKEFIELD

SURVEYED FOR
FRENCH AND CHASE.
SCALE 1 INCH=50 FEET, JUNE, 1895.
JAMES A. BANCROFT C.E. READING

