

**MLS # 73236794 - New  
Condo - Townhouse, Attached**



**Exterior - Front**

**35 John Street - Unit 35  
Newton, MA: Thompsonville,  
02459  
Middlesex County**

List Price: **\$2,395,000**

Unit Placement: **Street**

Total Rooms: **9**

Unit Level: **1**

Bedrooms: **4**

Grade School: **Bowen**

Bathrooms: **3f 2h**

Middle School: **Oakhill**

Main Bath: **Yes**

High School: **Newton South**

Fireplaces: **1**

Outdoor Space Available:

Approx. Acres: **0.21 (9,153 SqFt)**

Handicap Access/Features: **No**

Directions: **Route 9 Westbound; John Street is the second street on the right after the Chestnut Hill Mall**

Explore contemporary luxury at 35 John Street, Newton. This newly crafted townhome redefines sophistication, boasting 4 bedrooms, 3 full baths, and 2 half baths spread over four levels. Step into the expansive open-plan living area adorned with premium finishes and designer accents. The main level also hosts a versatile office space and convenient powder room. Upstairs, discover a tranquil primary suite with a spa-like en suite bathroom and custom closets, complemented by two additional bedrooms and a full bathroom. Ascend to the top floor to uncover a fourth bedroom, en suite bathroom, and access to the enticing private deck. A finished basement adds versatility to your living arrangements, while a 1-car garage, off-street parking, and functional mudroom ensure daily convenience. Situated in the sought-after Thompsonville neighborhood, enjoy easy access to upscale shopping, dining, and recreational amenities.

### Property Information

Approx. Living Area Total: **3,971 SqFt (\$603.12/SqFt)** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Other**

Approx. Above Grade: **2,858 SqFt**

Approx. Below Grade: **1,113 SqFt**

Levels in Unit: **4**

Living Area Disclosures: **Actual measurements may vary.**

Heat Zones: **3 Central Heat, Forced Air, Gas, ENERGY STAR**

Cool Zones: **3 Central Air, ENERGY STAR**

Parking Spaces: **1 Off-Street, Tandem, Paved Driveway**

Garage Spaces: **1 Attached, Under, Garage Door Opener, Insulated**

Disclosures: **Units have not been individually assessed for taxes and condo documents are in the process of being prepared. Condo fees, what's included, and pet policy still to be determined.**

### Complex & Association Information

Complex Name:

Units in Complex: **2** Complete: **Yes** Units Owner Occupied: **0** Source: **Owner**

Association: **Yes** Fee: **\$0 Unknown**

Assoc. Fee Incls: **Master Insurance, Reserve Funds**

Special Assessments: **Unknown**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Cable Hookup, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Deck - Exterior, Recessed Lighting
Kitchen:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Pot Filler Faucet, Gas Stove, Lighting - Pendant
Main Bedroom:	2		Closet - Walk-in, Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Tray Ceiling
Bedroom 2:	2		Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, High Speed Internet Hookup, Lighting - Overhead
Bedroom 3:	2		Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, High Speed Internet Hookup, Lighting - Overhead
Bedroom 4:	2		Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Balcony / Deck, Cable Hookup, High Speed Internet Hookup, Recessed Lighting, Ceiling - Half-Vaulted
Bath 1:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Low Flow Toilet, Cabinets - Upgraded, Recessed Lighting, Lighting - Sconce
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Low Flow Toilet, Cabinets - Upgraded, Recessed Lighting, Lighting - Sconce

Bath 3:	3	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Low Flow Toilet, Cabinets - Upgraded, Recessed Lighting, Lighting - Sconce
Laundry:	2	Flooring - Hardwood, Dryer Hookup - Electric, Recessed Lighting, Washer Hookup
Bonus Room:	B	Flooring - Vinyl, High Speed Internet Hookup, Recessed Lighting, Wine Chiller
Mud Room:	B	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Recessed Lighting
Bathroom:	B	Bathroom - Half, Flooring - Stone/Ceramic Tile, Low Flow Toilet, Recessed Lighting, Lighting - Sconce
Office:	1	Cable Hookup, High Speed Internet Hookup, Recessed Lighting
Bathroom:	1	Bathroom - Half, Flooring - Stone/Ceramic Tile, Low Flow Toilet, Recessed Lighting, Lighting - Sconce

<p><b>Features</b></p> <p>Area Amenities: <b>Public Transportation, Shopping, Park, Medical Facility, Highway Access, House of Worship, Public School, T-Station</b></p> <p>Appliances: <b>Disposal, Microwave, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Vent Hood, Range - ENERGY STAR, Oven - ENERGY STAR</b></p> <p>Association Pool: <b>No</b></p> <p>Basement: <b>Yes Full, Finished, Interior Access, Garage Access</b></p> <p>Beach: <b>No</b></p> <p>Construction: <b>Frame, Stone/Concrete</b></p> <p>Docs in Hand: <b>Floor Plans, Other (See Remarks)</b></p> <p>Electric Features: <b>200 Amps</b></p> <p>Energy Features: <b>Insulated Windows, Prog. Thermostat</b></p> <p>Exterior: <b>Fiber Cement Siding</b></p> <p>Exterior Features: <b>Porch, Deck - Composite, Balcony, Decorative Lighting, Gutters, Professional Landscaping, Stone Wall</b></p> <p>Flooring: <b>Wood, Tile, Vinyl</b></p> <p>Hot Water: <b>Natural Gas</b></p> <p>Insulation Features: <b>Full, Spray Foam</b></p> <p>Interior Features: <b>Cable Available, Wetbar, Internet Available - Unknown</b></p> <p>Management: <b>Owner Association</b></p> <p>Roof Material: <b>Asphalt/Fiberglass Shingles, Rubber, Metal</b></p> <p>Sewer Utilities: <b>City/Town Sewer</b></p> <p>Water Utilities: <b>City/Town Water, Individual Meter</b></p> <p>Terms: <b>Contract for Deed</b></p> <p>Utility Connections: <b>for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Icemaker Connection</b></p> <p>Waterfront: <b>No</b></p> <p>Water View: <b>No</b></p>	<p><b>Other Property Info</b></p> <p>Adult Community: <b>No</b></p> <p>Elevator: <b>No</b></p> <p>Disclosure Declaration: <b>No</b></p> <p>Exclusions:</p> <p>Laundry Features: <b>In Unit</b></p> <p>Lead Paint: <b>None</b></p> <p>UFFI: <b>No</b> Warranty Features: <b>Unknown</b></p> <p>Year Built/Converted: <b>2024</b></p> <p>Year Built Source: <b>Owner</b></p> <p>Year Built Desc: <b>Actual</b></p> <p>Year Round: <b>Yes</b></p> <p>Short Sale w/Lndr. App. Req: <b>No</b></p> <p>Lender Owned: <b>No</b></p> <hr/> <p><b>Tax Information</b></p> <p>Pin #: <b>65008 0065</b></p> <p>Assessed: <b>\$1,159,000</b></p> <p>Tax: <b>\$0</b> Tax Year: <b>2024</b></p> <p>Book: <b>80767</b> Page: <b>592</b></p> <p>Cert:</p> <p>Zoning Code: <b>MR1</b></p> <p>Map: <b>65</b> Block: <b>008</b> Lot: <b>0065</b></p> <hr/> <p><b>Compensation</b></p> <p>Sub-Agent: <b>Not Offered</b> Buyer Agent: <b>2.5%</b></p> <p>Facilitator: <b>1.0%</b></p> <p>Compensation Based On: <b>Net Sale Price</b></p>
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