



**MLS # 73395751 - New
Condo - 2/3 Family**

**16 Field Rd - Unit 16
Arlington, MA 02476
Middlesex County**

List Price: **\$849,000**

Unit Placement: **Upper**

Total Rooms: **7**

Unit Level: **2**

Bedrooms: **3**

Grade School: **Brackett/Bishop**

Bathrooms: **2f 0h**

Middle School: **Ottoson**

Main Bath: **Yes**

High School: **AHS, ACHS**

Fireplaces: **1**

Outdoor Space Available: **Yes - Common**

Approx. Acres:

Handicap Access/Features:

Directions: **Mass. Ave to Lockeland Ave, left at island onto Field Rd, 4th house after Wildwood stop sign**

Welcome to this 2016 stylishly updated 3-bed, 2-bath condo offering 1,587 sq ft of comfortable living on the second and third floors of a converted two-family home. The open-concept layout features gleaming hardwood floors and a seamless flow from the living room to the dining area and kitchen, outfitted with granite counters, stainless steel appliances, and an island with seating. A bright family room with three walls of windows provides versatile space for relaxing or entertaining. The primary suite includes a tiled shower, and the upper-level bonus room offers flexible use as a third bedroom or additional living area. Enjoy in-unit laundry, central air, and recent updates including a new furnace in '24. A detached garage plus off-street tandem parking add convenience. Shared yard. Located near the Minuteman Bikeway, Arlington High, shops, restaurants, and commuter routes. This turnkey home combines classic character with modern updates in a prime Arlington location. Offers due 7/1

Property Information

Approx. Living Area Total: **1,587 SqFt (\$534.97/SqFt)** Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,587 SqFt**

Approx. Below Grade:

Levels in Unit: **2**

Living Area Disclosures:

Heat Zones: **1 Forced Air, Gas**

Cool Zones: **1 Central Air**

Parking Spaces: **1 Off-Street, Tandem, Assigned, Deeded**

Garage Spaces: **1 Detached, Garage Door Opener, Assigned**

Disclosures: **Sellers Split the Snow Removal and Landscaping. Minor water seepage in basement during prolonged heavy rain. Water and common area lighting bills split 58/42 Termite Damage Found in 2016 inspection - sill replaced and termite contract with Baystate Pest Control continually in effect.**

Complex & Association Information

Complex Name: **14 & 16 Field Road Condominium** Units in Complex: **2** Complete: **Yes** Units Owner Occupied: **1** Source: **Owner**

Association: **Yes** Fee: **\$216 Monthly**

Assoc. Fee Inclds: **Water, Sewer, Master Insurance**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Family Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid
Main Bedroom:	1		Bathroom - 3/4, Closet - Walk-in, Flooring - Stone/Ceramic Tile
Bedroom 2:	1		Flooring - Hardwood
Bedroom 3:	2		Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - 3/4, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	1		-

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, Private School, Public School, T-Station**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Other Property Info

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **No**


Basement: **Yes Interior Access, Concrete Floor, Unfinished Basement, Exterior Access**
Beach: **No**
Construction: **Frame, Stone/Concrete, Block**
Docs in Hand: **Master Deed, Unit Deed, Floor Plans, Certificate of Insurance**
Exterior: **Vinyl**
Flooring: **Wood, Tile**
Hot Water: **Natural Gas**
Interior Features: **Cable Available, Walk-up Attic**
Management: **Owner Association**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Sewage District: **MWRA**
Utility Connections: **for Gas Range**
Waterfront: **No**
Water View: **No**

Exclusions: **Kitchen countertop air fryer**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built/Converted: **1925/2016**
Year Built Source: **Public Record**
Year Built Desc: **Actual, Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M: 126.A B: 0006 L: 0016**
Assessed: **\$808,800**
Tax: **\$8,710.78** Tax Year: **2025**
Book: **66965** Page: **160**
Cert: **M: 126.A B: 000**
Zoning Code: **R2**
Map: **126.A** Block: **0006** Lot: **0016**

Office/Agent Information

Office: Gibson Sotheby's International Realty  (781) 648-3500 Ext. 515

Agent: Carol Ryerson-Greeley  (781) 354-4792

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