

**MLS # 73581027 - New
Single Family - Detached**



**10 Governor Road
Arlington, MA 02474
Middlesex County**

Style: **Colonial**
Color: **Blue**
Grade School: **Stratton**
Middle School: **Ottoson**
High School: **Arlington High**
Approx. Acres: **0.09 (3,785 SqFt)**
Handicap Access/Features:
Directions: **Summer St to Hemlock St to Governor Rd**

List Price: **\$979,000**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **1f 1h**
Main Bath: **No**
Fireplaces: **0**
Approx. Street Frontage: **40 Ft.**
Accessory Dwelling Unit: **No**

Welcome to 10 Governor Road, where 1927 character, wooded privacy and thoughtful updates come together on a quiet cul-de-sac. Sun-drenched living and dining spaces overlook a dappled pollinator garden alive with wildlife. Refinished hardwood floors add warmth, while the renovated kitchen blends style and function. A charming office with French doors overlooks neighborhood green space, a mudroom adds convenience, and three bedrooms and a renovated full bath complete the living space. Since 2023, significant improvements include a new roof, heat pumps, 200-amp electrical service, plumbing and water-pressure upgrades, and stainless steel appliances. Outside, new fencing, established fruit trees and berry bushes, and a pea-stone patio with firepit create a backyard oasis. Enjoy easy access to the Minuteman Bikeway, shops, restaurants, Arlington Reservoir, Great Meadows, parks, MBTA and Route 2. Showings begin Thursday. Offers due Tuesday, 9/29 at 10am. Home is where hearts gather and dreams take root!

Property Information

Approx. Living Area Total: **1,472 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Appraiser**
Approx. Above Grade: **1,472 SqFt** Approx. Below Grade:
Living Area Disclosures: **Public Record shows 1390sf, additional 88sf enclosed porch (mudroom w/heat/ac) not included**

Heat Zones: **3 Heat Pump, Electric** Cool Zones: **3 Heat Pump, Ductless Mini-Split System**
Total Parking Spaces: **2 Off-Street, On Street Without Permit** Garage Spaces: **1 Under, Garage Door Opener**
Disclosures: **Radiant Heat Flooring in Full Bath, Ductless Electric Dryer. Private road: town snow removal, trash pickup and no overnight parking restrictions.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	11X15	Ceiling Fan(s), Flooring - Hardwood, French Doors, Lighting - Overhead
Dining Room:	1	11X12	Closet/Cabinets - Custom Built, Flooring - Hardwood, Chair Rail, Open Floor Plan, Lighting - Overhead, Decorative Molding
Kitchen:	1	20X10	Ceiling - Beamed, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Breakfast Bar / Nook, Exterior Access, Open Floor Plan, Recessed Lighting, Gas Stove
Main Bedroom:	2	11X15	Closet, Flooring - Hardwood, Lighting - Overhead, Window Seat
Bedroom 2:	2	13X10	Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 3:	2	9X9	Closet, Flooring - Hardwood, Lighting - Overhead
Bath 1:	1	4X7	Bathroom - Half, Flooring - Hardwood, Pedestal Sink
Bath 2:	2	6X7	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Lighting - Overhead
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Mud Room:	1	6X11	Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Lighting - Overhead
Other:	1	8X12	Flooring - Hardwood, Window(s) - Picture, Dining Area, Open Floor Plan, Recessed Lighting
Home Office:	1	6X11	Flooring - Hardwood, French Doors

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
Basement: **Yes Partially Finished, Garage Access, Exterior Access**
Beach: **Yes Lake/Pond, Access**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Exterior: **Shingles, Wood**
Exterior Features: **Porch, Patio, Gutters, Fenced Yard, Garden Area, Stone Wall**
Flooring: **Wood, Tile, Stone / Slate**
Foundation Size:
Foundation Description: **Concrete Block**
Hot Water: **Natural Gas**
Interior Features: **Cable Available, French Doors**
Lot Description: **Fenced/Enclosed, Sloping**
Road Type: **Private, Paved, Privately Maint., Cul-De-Sac**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Sewage District: **MWRA**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Green Certified: **No**
Home Own Assn: **No**
Lead Paint: **Certified Treated**
UFFI: **Unknown** Warranty Features:
No
Year Built: **1927** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$876,500**
Tax: **\$9,352.26** Tax Year: **2026**
Book: **1599** Page: **106**
Cert:
Zoning Code: **R1**
Map: **089.0** Block: **0001** Lot: **0001**

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