



**MLS # 73401606 - New
Single Family - Detached**

**31 Walnut Street
Arlington, MA 02476
Middlesex County**

Style: **Farmhouse**
Color: **Orange**
Grade School: **Brackett**
Middle School: **Ottoson**
High School: **Arlington High**
Approx. Acres: **0.28 (12,501 SqFt)**
Handicap Access/Features: **No**
Directions: **Mass. Ave. to Walnut Street**

List Price: **\$1,150,000**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **1f 1h**
Main Bath: **No**
Fireplaces: **0**
Approx. Street Frontage: **87 Ft.**

Opportunity awaits at 31 Walnut Street—an older, character-filled home set on an expansive 12,000+ sq ft lot in Arlington's desirable R2 zoning district. Nestled on a quiet street, this property offers endless possibilities for renovation, expansion, or redevelopment. The existing home features traditional details and vintage charm, but systems and finishes are dated and ready for a visionary refresh. With its generous lot size, there's potential to reimagine the space, add an accessory dwelling unit, or explore multi-family options (buyers to do their own due diligence). Enjoy a prime Brackett school location near Mass. Ave., public transportation, and major commuter routes. Whether you're looking to build new or breathe new life into an existing structure, this is a rare chance to invest in one of Arlington's most sought-after neighborhoods. Close proximity to the Minuteman Bikeway, Arlington High, shops and eclectic restaurants. Oh, imagine the possibilities! Offers due 7/15 at 10a

Property Information

Approx. Living Area Total: **1,746 SqFt**
Approx. Above Grade: **1,746 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Below Grade:

Heat Zones: **1 Forced Air, Gas**
Parking Spaces: **2 Off-Street**

Cool Zones: **0 None**
Garage Spaces: **0**

Disclosures: **Fuses. Older systems. Older windows, some in need of repair. Oil tank in basement never removed after gas conversion. Minor seepage in basement during prolonged heavy rain. 3rd Floor Rooms are Unheated. Sold AS IS**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12X14	Flooring - Hardwood
Dining Room:	1	15X13	Closet/Cabinets - Custom Built, Flooring - Hardwood, Balcony - Exterior, French Doors, Chair Rail
Family Room:	1	12X14	Flooring - Hardwood
Kitchen:	1	16X11	Flooring - Laminate, Pantry, Main Level, Country Kitchen, Exterior Access, Recessed Lighting, Washer Hookup
Main Bedroom:	2	12X14	Closet, Flooring - Hardwood
Bedroom 2:	2	12X14	Closet, Flooring - Hardwood
Bedroom 3:	2	12X11	Closet, Flooring - Hardwood
Bath 1:	1	3X5	Bathroom - Half
Bath 2:	2	9X6	Bathroom - Full, Bathroom - With Tub
Laundry:	1		Washer Hookup
Other:	3	13X14	-
Other:	3	13X11	-

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer**
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**
Basement: **Yes Unfinished Basement**
Beach: **No**
Construction: **Frame**
Electric: **Fuses**
Exterior: **Shingles, Wood**
Exterior Features: **Porch - Screened, Deck - Wood**
Flooring: **Wood**
Foundation Size:
Foundation Description: **Fieldstone, Brick**

Other Property Info


Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **1890** Source: **Public Record**
Year Built Description:
Approximate
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Hot Water: **Natural Gas**
Insulation: **Blown In**
Lot Description: **Gentle Slope**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Sewage District: **MWRA**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Tax Information

Pin #: **M: 128.0 B: 0003 L: 0013**
Assessed: **\$1,136,200**
Tax: **\$12,236.8** Tax Year: **2025**
Book: **75993** Page: **364**
Cert:
Zoning Code: **R2**
Map: **128.0** Block: **0003** Lot:
0013

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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