

Living/Dining Room Combo

MLS # 73367670 - Active Single Family - Attached

21 Francis St. - Unit 21 Newton, MA 02459 Middlesex County Style: Other (See Remarks) Color: Blue

Grade School: Ward Middle School: Bigelow High School: NNHS Approx. Acres: 0.25 (11,051 SqFt)

Handicap Access/Features Directions: Comm Ave. to Irving to Garner to Francis List Price: \$1.949.000

Total Rooms: 16 Bedrooms: 5 Bathrooms: 4f Oh Main Bath: Yes Fireplaces: 0 Approx. Street Frontage:

A rare and versatile opportunity in Newton Centre—this beautifully renovated condominium offers flexible living options with strong income potential or the ideal setup for multigenerational living. The upper-level unit features 3 bedrooms and 2 full baths, while the first floor includes a separate 2-3 bedroom accessory dwelling unit (ADU). Enjoy easy living with a private deck and a fenced backyard, all set on a quiet side street off Ward Street, just blocks from Temple Emanuel, the MBTA Green Line, and top-rated schools. With a convenient commute to Boston and Cambridge, this property combines location, lifestyle, and long-term value. Whether you occupy the entire home or leverage part of it to offset costs, this thoughtfully renovated property offers a smart, flexible way to live in one of Newton's most sought-after locations

Property Information

Heat Zones: 4 Central Heat

Approx. Living Area Total: 3,500 SqFt Approx. Above Grade: 2,700 SqFt

Living Area Includes Below-Grade SqFt: Yes Approx. Below Grade: 800 SqFt Living Area Disclosures: Approximate living area

Living Area Source: Other

Cool Zones: 4 Central Air

Garage Spaces: 0

Parking Spaces: 2 Off-Street Disclosures: Lives like a 2-family and is being sold as one condo, attached to another home by one wall in kitchen. Only shared expense is master insurance. please note that this home has not yet been assessed by the city, and both the tax amount and assessed value are subject to change.

Room Levels. Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box, Open Floor Plan, Recessed Lighting
Family Room:	В		-
Kitchen:	1		Flooring - Hardwood, Kitchen Island, Dryer Hookup - Electric, Recessed Lighting, Washer Hookup, Lighting - Pendant
Main Bedroom:	3		Bathroom - Full, Ceiling - Vaulted, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting, Window Seat
Bedroom 2:	1		Closet, Flooring - Hardwood, Recessed Lighting
Bedroom 3:	2		Closet, Flooring - Hardwood
Bedroom 4:	2		Closet, Flooring - Hardwood
Bedroom 5:	В		Closet, Flooring - Vinyl
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Bath 3:	В		Bathroom - 3/4
Laundry:	1		Dryer Hookup - Electric, Washer Hookup
Foyer:	1		Flooring - Hardwood
Home Office:	1		Flooring - Hardwood
Living/Dining Rm Combo:	2		Flooring - Hardwood, Window(s) - Bay/Bow/Box, Recessed Lighting
Kitchen:	2		Flooring - Hardwood, Kitchen Island, Dryer Hookup - Electric, Recessed Lighting, Lighting - Pendant

Features

Appliances: Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator Area Amenities: Public Transportation, Shopping, Park, Public School Basement: Yes Finished, Interior Access

Beach: No Construction: Frame, Cement Board Electric: 100 Amps, 200 Amps Energy Features: Insulated Windows Exterior Features: Deck - Composite Flooring: Tile, Hardwood Foundation Size: Foundation Description: Fieldstone

Hot Water: Natural Gas Insulation: Spray Foam Lot Description: Level Road Type: Paved

Roof Material: Asphalt/Fiberglass Shingles Sewer Utilities: City/Town Sewer Utility Connections: for Gas Range Water Utilities: City/Town Water Waterfront: No

Other Property Info

Disclosure Declaration: No

Home Own Assn: Lead Paint: **Unknown**

UFFI: Warranty Features: Year Built: 1910 Source: Public Record Year Built Description: Renovated Since

Year Round: Short Sale w/Lndr. App. Req: **No**

Lender Owned: No

Tax Information

Pin #:

Assessed: \$1,196,800 Tax: \$11,729 Tax Year: 2025 Book: 82694 Page: 77 Cert:

Zoning Code: MR1 Map: Block: Lot:

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation Seller-Offered Buyer's Broker Compensation: Seller-Offered Facilitator Compensation: Seller-Offered Compensation Based On:

Office/Agent Information

Listing Office: Coldwell Banker Realty - Newton R (617) 969-2447

Listing Agent: Valerie Wastcoat [(617) 319-6080

Team Member(s): Sale Office: Sale Agent:

Listing Agreement Type: Exclusive Right to Sell

Showing: Sub-Agency:

Showing: Buyer's Broker: Accompanied Showings, Appointment Required, 🔤 Schedule with ShowingTime or Call 888-627-2775, 🔤 Schedule with ShowingTime Showing: Facilitator:

Market Information

Special Showing Instructions: Agent will accompany all showings.

Listing Date: 4/30/2025 Days on Market: Property has been on the market for a total of 92 day(s)

Expiration Date: Original Price: **\$2,250,000**Off Market Date: Sale Date:

Listing Market Time: MLS# has been on for 92 day(s) Office Market Time: Office has listed this property for 92 day(s)

Cash Paid for Upgrades: Seller Concessions at Closing:

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Market History for 21 Francis St. U:21, Newton, MA 02459

MLS #	Date			DOM	DTO	Price
73367670	4/30/2025	Listed for \$2,250,000	Valerie Wastcoat			\$2,250,000
	5/7/2025	Price Changed to: \$1,995,000	Valerie Wastcoat	7		\$1,995,000
	7/22/2025	Price Changed to: \$1,949,000	Valerie Wastcoat	83		\$1,949,000
Market History for Coldwell Banker Realty - Newton (AN6227)						
Market History for this property						

Price History for 73367670 21 Francis St. U:21, Newton, MA 02459

Date		Amount	%	DOM to PCG	DOM of PCG
04/30/2025	Listed for \$2,250,000				
05/07/2025	Price Changed to: \$1,995,000	\$-255,000	11.33%	7	7
07/22/2025	Price Changed to: \$1,949,000	\$-46,000	2.31%	76	83
					Listing DOM: 92
					Property DOM: 92

^{**} Calculates and removes Offmarket activity in DOM Timeframe

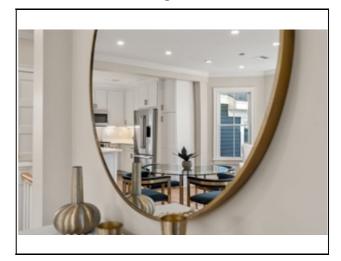


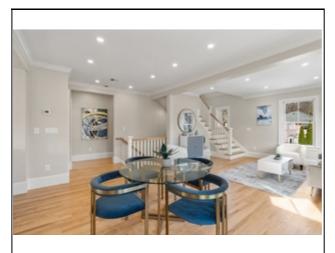
Living/Dining Room Combo



Living Room







Dining Room



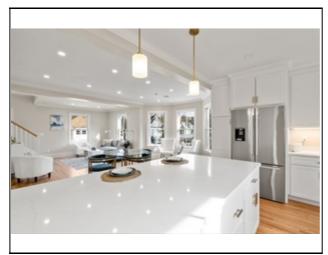
Kitchen



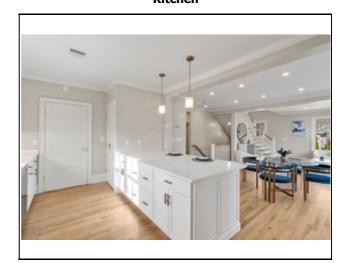
Single Family - Attached List Price: \$1,949,000

Kitchen









Kitchen



Kitchen

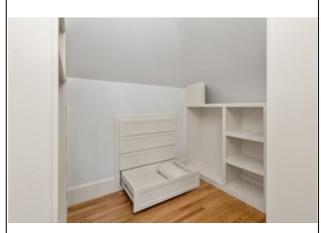


Bedroom 2

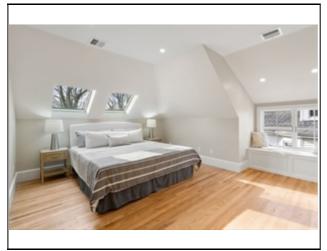




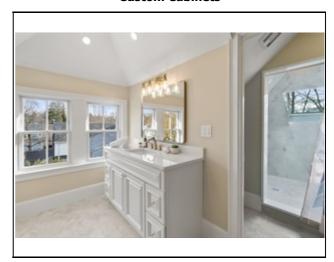
Bedroom 3



Custom Cabinets



Bedroom - Main



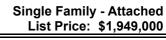
Bathroom - Main



Deck



Yard - Back





Yard - Back

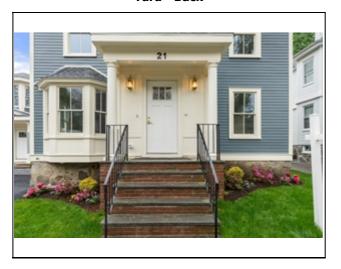


Deck



Yard - Back









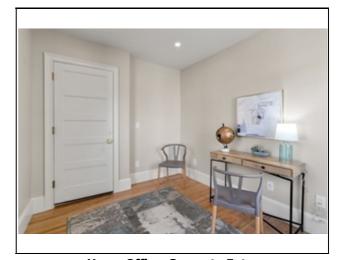
Kitchen/Dining Combo



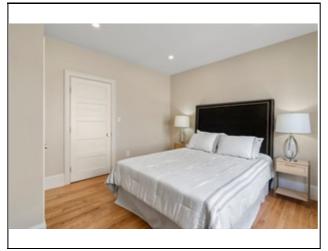
Second Kitchen



Living/Dining Room Combo



Home Office-Separate Entry



Second Main Bedroom



Foyer - Front





