

MLS # 73387258 - Active

Single Family - Attached

23 Francis - Unit 23

Newton, MA: Newton Center, 02459

Middlesex County

Style: Colonial

Color: blue

Grade School: Ward

Middle School: Bigelow

High School: NNHS

Approx. Acres: 0.25 (11,051 SqFt)

Handicap Access/Features: Yes

Neighborhood/Sub-Division: Newton Centre

Directions: Ward Street to Francis St. or Commonwealth Ave to Irving to

List Price: \$2,250,000

Total Rooms: 10

Bedrooms: 5

Bathrooms: 4f 2h

Main Bath: Yes

Fireplaces: 0

Approx. Street Frontage:

New construction in premier Newton Centre, this spectacular townhouse lives like a single-family with a sprawling layout and timeless design. Minutes from shops, dining, and houses of worship, the main level offers a two-car attached garage, powder room, laundry, home office, and an open kitchen, dining, and living area with sliding doors to a private patio and backyard. A spacious first-floor bedroom suite features a tray ceiling, custom walk-in closet, and a stunning bath with a sleek tiled shower. Exceptional craftsmanship shines throughout with detailed moldings, wainscoting, and elegant finishes. Upstairs includes another en suite bedroom, two additional bedrooms, and a full bath. The finished lower level offers a full bedroom suite with walk-in closet and private bath, a large media/play space framed by custom built-ins, a separate powder room, second laundry, and ample storage. A rare opportunity to own a luxury new build in a great commuter location close to Boston & Cambridge

Property Information

Approx. Living Area Total: 3,600 SqFt

Approx. Above Grade: 3,025 SqFt

Living Area Disclosures: approximate

Living Area Includes Below-Grade SqFt: Yes

Approx. Below Grade: 575 SqFt

Living Area Source: Other

Heat Zones: 4 Heat Pump

Cool Zones: 4 Central Air, Heat Pump

Parking Spaces: 4 Off-Street

Garage Spaces: 2 Attached

Disclosures: attached to another home by one wall. The 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, Exterior Access, Open Floor Plan, Slider, Wainscoting, Crown Molding
Dining Room:	1		Flooring - Hardwood, Wainscoting, Crown Molding
Kitchen:	1		Flooring - Hardwood, Kitchen Island, Open Floor Plan, Recessed Lighting
Main Bedroom:	1		Bathroom - Full, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting, Wainscoting, Crown Molding, Tray Ceiling
Bedroom 2:	2		Bathroom - Full, Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bedroom 4:	2		Closet, Flooring - Hardwood
Bedroom 5:	B		Closet - Walk-in, Closet/Cabinets - Custom Built
Bath 1:	1		Bathroom - Half, Flooring - Hardwood
Bath 2:	1		-
Bath 3:	2		-
Laundry:	1		-
Media Room:	B		Closet/Cabinets - Custom Built
Home Office:	1		Flooring - Hardwood, Recessed Lighting, Wainscoting

Features

Appliances: Range, Dishwasher, Microwave, Refrigerator

Area Amenities: Public Transportation, Shopping, Tennis Court, Park, Golf Course, Medical Facility, House of Worship, Private School, Public School, T-Station, University

Basement: Yes Finished

Beach: No

Electric: 400 Amps

Exterior: Fiber Cement Siding

Exterior Features: Porch, Patio, Professional Landscaping

Flooring: Hardwood

Foundation Size:

Foundation Description: Poured Concrete

Handicap Amenities: Extra Wide Shower, Roll-in Shower

Hot Water: Electric

Insulation: Spray Foam

Lot Description: Paved Drive

Road Type: Public

Roof Material: Asphalt/Fiberglass Shingles

Sewer Utilities: City/Town Sewer

Utility Connections: for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup

Water Utilities: City/Town Water

Waterfront: No

Other Property Info

Disclosure Declaration: No

Exclusions:

Home Own Assn:

Lead Paint: Unknown

UFFI: Warranty Features:

Year Built: 2025 Source: Builder

Year Built Description: Actual

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: 2.5%

Seller-Offered Facilitator Compensation:

Seller-Offered Compensation Based On: Net Sale Price

Office/Agent Information

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

Listing Agent: Valerie Wastcoat (617) 319-6080

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: Exclusive Right to Sell

Entry Only: No

Showing: Sub-Agency:

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

Showing: Facilitator:

Special Showing Instructions:

Market Information

Listing Date: 6/6/2025

Days on Market: Property has been on the market for a total of 55 day(s)

Expiration Date:

Original Price: \$2,495,000

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 55 day(s)

Office Market Time: Office has listed this property for 55 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Market History for 23 Francis U:23, Newton, MA: Newton Center, 02459

MLS #	Date			DOM	DTO	Price
73387258	6/6/2025	Listed for \$2,495,000	Valerie Wastcoat			\$2,495,000
	7/14/2025	Price Changed to: \$2,395,000	Valerie Wastcoat	38		\$2,395,000
	7/22/2025	Price Changed to: \$2,250,000	Valerie Wastcoat	46		\$2,250,000
Market History for Coldwell Banker Realty - Newton (AN6227)				55		
Market History for this property				55		

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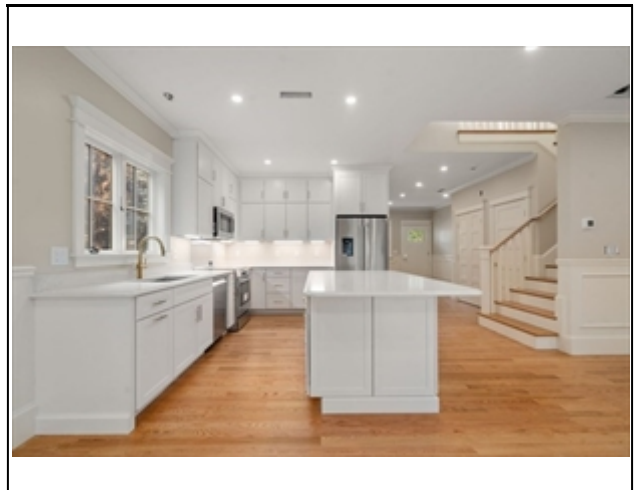
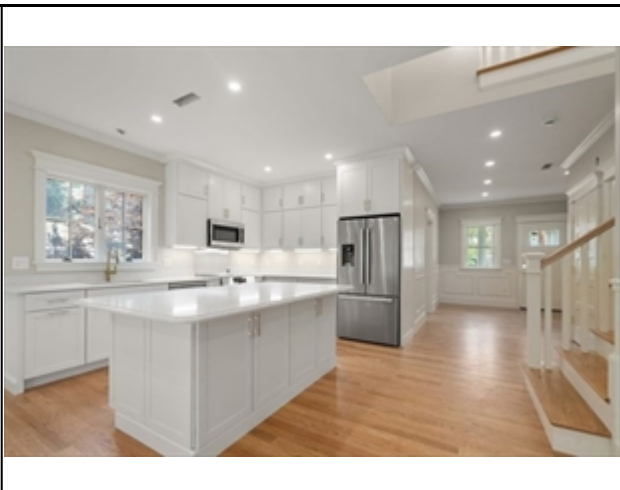
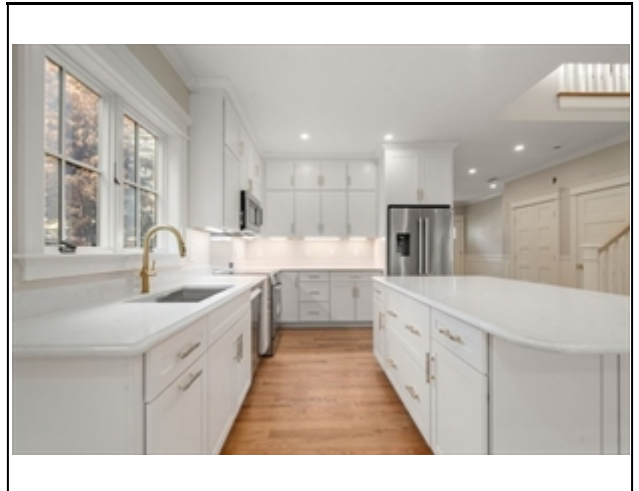
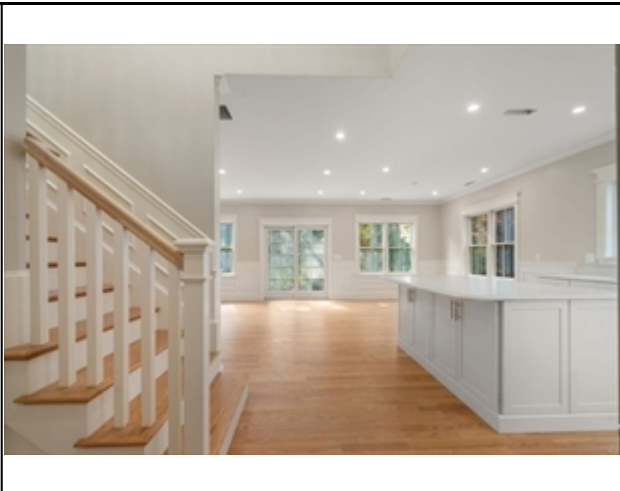
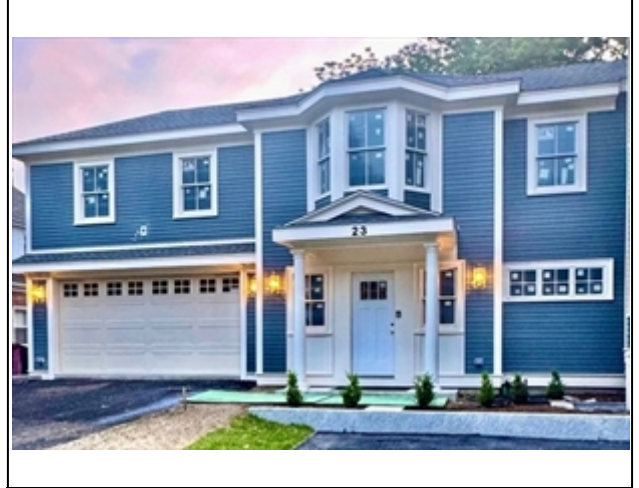
Price History for 73387258
23 Francis U:23, Newton, MA: Newton Center, 02459

Date		Amount	%	DOM to PCG	DOM of PCG
06/06/2025	Listed for \$2,495,000				
07/14/2025	Price Changed to: \$2,395,000	\$-100,000	4.01%	38	38
07/22/2025	Price Changed to: \$2,250,000	\$-145,000	6.05%	8	46
					Listing DOM: 55
					Property DOM: 55

** Calculates and removes Offmarket activity in DOM Timeframe

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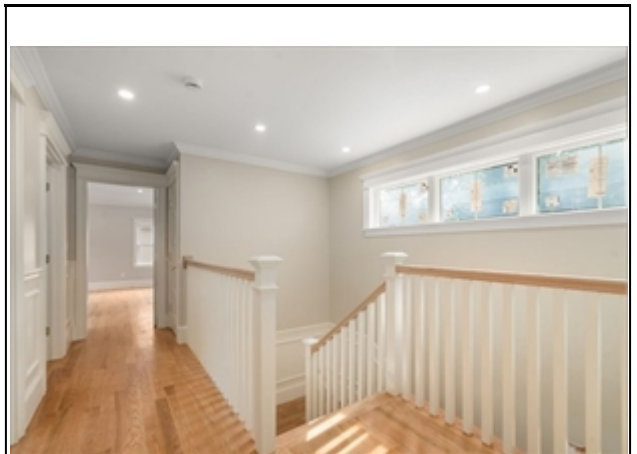
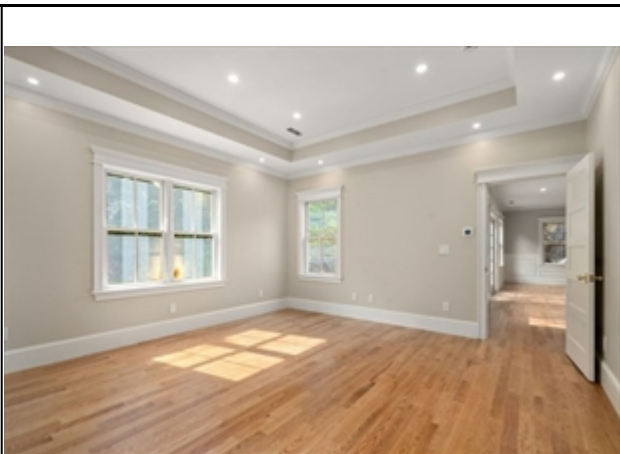
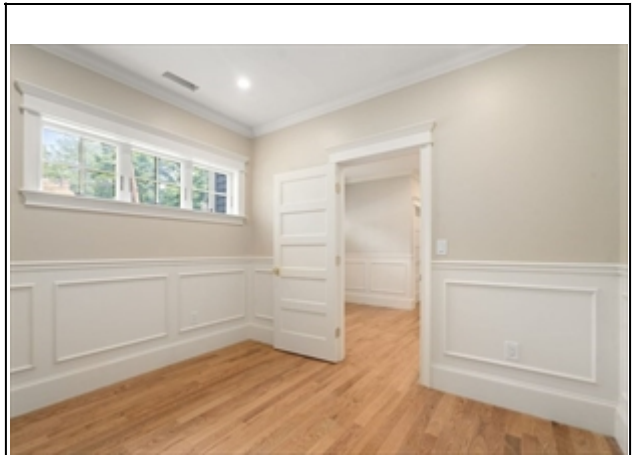
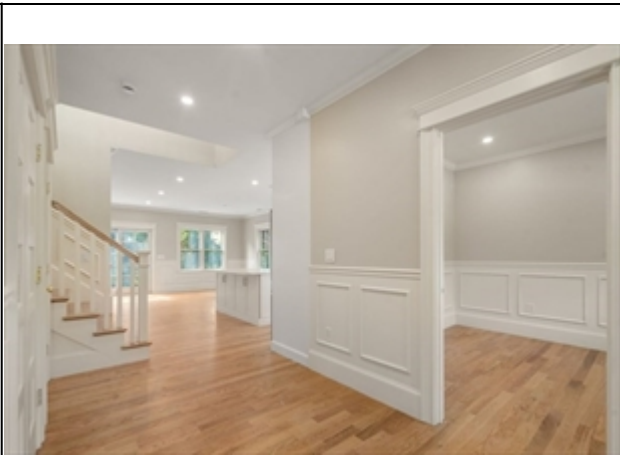
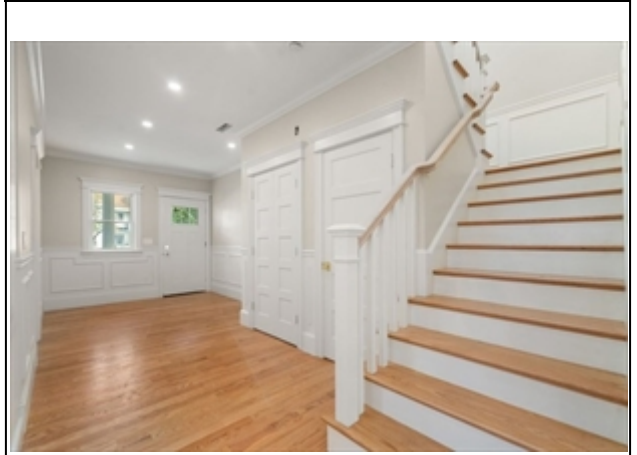
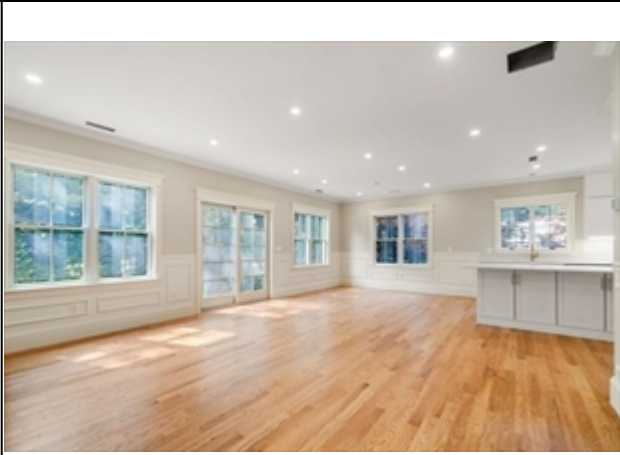
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