

MLS # 73397887 - Active

Multi Family - 3 Family

21-23 Francis Street

Newton, MA: Newton Center, 02459

Middlesex County

Color: Blue

Total Floors: 7

Total Units: 3

Total Rent: \$0

Grade School: Ward

Middle School: Bigelow

High School: NNHS

Approx. Acres: 0.25 (11,051 SqFt)

Directions: Ward St. to Francis

List Price: \$4,100,000

Total Rooms: 23

Total Bedrooms: 10

Total Bathrooms: 8f 2h

Total Fireplaces: 0

Approx. Street Frontage:

A rare offering in a premier Newton Centre location, this distinctive property presents exceptional versatility for both investors and owner-occupants. Just moments from the MBTA Green Line, Temple Emanuel, and top-rated Newton schools, the property includes a newly constructed townhome with a two-car garage and a spacious first-floor bedroom suite—ideal for those seeking one-floor living with the added bonus of extra space for guests or extended family. Attached is a fully gut-renovated two-family residence, offering excellent potential for multi-generational living, a family compound, or income-producing rental units. With thoughtful updates and low-maintenance features throughout, this is an outstanding opportunity for a wide range of buyers—including those pursuing a 1031 exchange. Rarely does a property offer so many possibilities in such a desirable and well-connected Newton location.

Property Information

Approx. Living Area Total: 7,100 SqFt

Approx. Above Grade: 5,725 SqFt

Living Area Disclosures:

Living Area Includes Below-Grade SqFt: Yes

Approx. Below Grade: 1,375 SqFt

Living Area Source: Other

Heat/Cool Units: 3 /3

Heat/Cool Zones: 8 /8

Parking Spaces: 8 Off-Street, Paved Driveway

Garage Spaces: 2

Disclosures: Also being marketed as two separate Condominiums. 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. The two-family unit is a condo with ADU.

Annual Expenses

Heating:

Gas:

Electricity:

Water:

Repair & Maintenance:

Trash Removal:

Sewer:

Insurance:

Management:

Miscellaneous:

Ann. Prop. Oper. Data: No

Annual Expense Source:

Gross Income: \$132,000

Gross Expenses:

Net Income: \$132,000

Unit Descriptions

Unit #1

Rooms: 10

Bedrooms: 5

Bathrooms: 4f 2h

Fireplaces: 0

Levels: 3

Floor: 1

Rent: 1,000

Lease: No

Rooms: Kitchen, Family Room, Living RM/Dining RM Combo, Office/Den

Appliances: Range, Dishwasher, Microwave, Refrigerator

Interior Features: Storage, Tile Floor, Crown Molding, Stone/Granite/Solid Counters, Hardwood Floors, Walk-In Closet, Bathroom with Shower Stall, Bathroom With Tub, Open Floor Plan, Stained Glass Window(s)

Heating: Heat Pump

Cooling: Central Air, Heat Pump

Unit #2

Rooms: 7

Bedrooms: 3

Bathrooms: 2f 0h

Fireplaces: 0

Levels: 2

Floor: 2

Rent: 5,500

Lease: No

Rooms: Living Room, Dining Room, Kitchen, Office/Den

Appliances: Range, Dishwasher, Disposal, Microwave, Washer Hookup, Dryer Hookup

Interior Features: Pantry, Crown Molding, Stone/Granite/Solid Counters, Hardwood Floors, Walk-In Closet, Bathroom with Shower Stall, Bathroom With Tub, Remodeled, Skylight

Cooling: Central Air

Unit #3

Rooms: 6

Bedrooms: 2

Bathrooms: 2f

Fireplaces:

Levels:

Floor: 1

Rent: 4,500

Lease:

Rooms: Living Room, Dining Room, Kitchen, Family Room

Appliances: Range, Dishwasher, Disposal, Refrigerator, Washer Hookup, Dryer Hookup

Interior Features: Bathroom with Shower Stall, Bathroom With Tub

Heating: Heat Pump

Cooling: Central Air, Heat Pump

Features

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

Basement: Yes Full, Finished

Beach: No

Exterior Features: Deck

Foundation Size:

Foundation Description: Poured Concrete, Fieldstone

Lot Description: Paved Drive

Road Type: Public

Roof Material: Asphalt/Fiberglass Shingles

Sewer Utilities: City/Town Sewer

Water Utilities: City/Town Water

Waterfront: No

Other Property Info

Disclosure Declaration: No

Exclusions:

Lead Paint: Unknown

UFFI: Warranty Features:

Year Built: 2025 Source: Builder

Year Built Description: Actual, Renovated Since, Under Construction

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:

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: 6/27/2025

Days on Market: Property has been on the market for a total of 34 day(s)

Expiration Date:

Original Price: \$4,250,000

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 34 day(s)

Office Market Time: Office has listed this property for 34 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Market History for 21-23 Francis Street, Newton, MA: Newton Center, 02459

MLS #	Date			DOM	DTO	Price
73397887	6/27/2025	Listed for \$4,250,000	Valerie Wastcoat			\$4,250,000
	7/22/2025	Price Changed to: \$4,100,000	Valerie Wastcoat	25		\$4,100,000
Market History for Coldwell Banker Realty - Newton (AN6227)				34		
Market History for this property				34		

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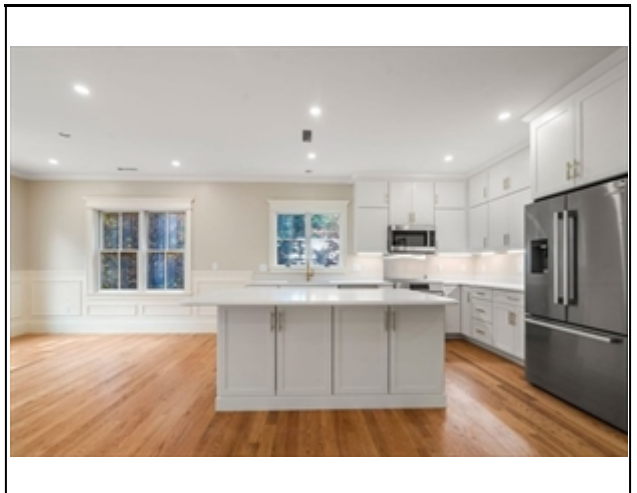
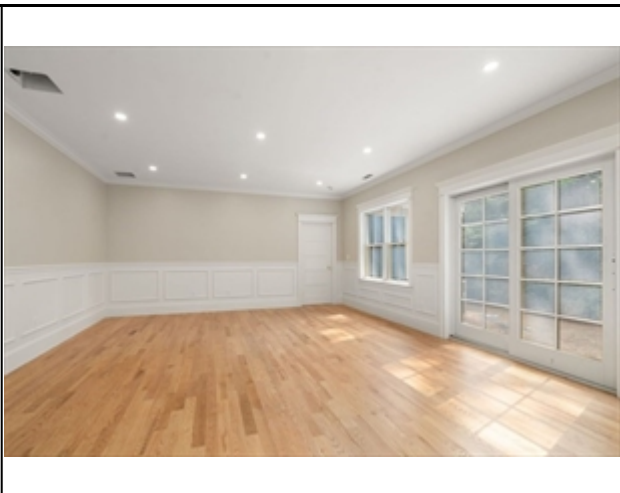
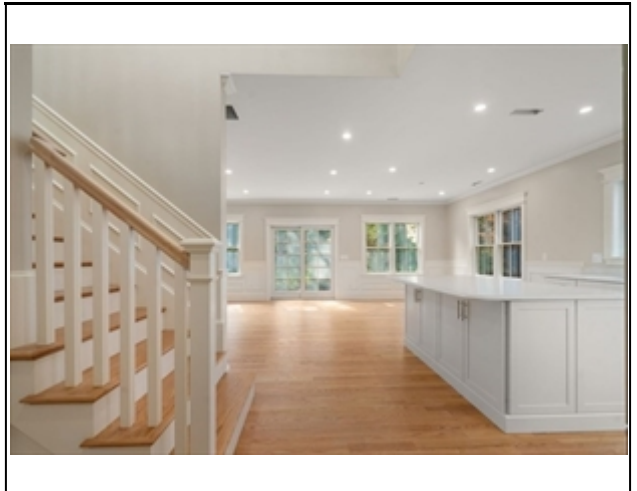
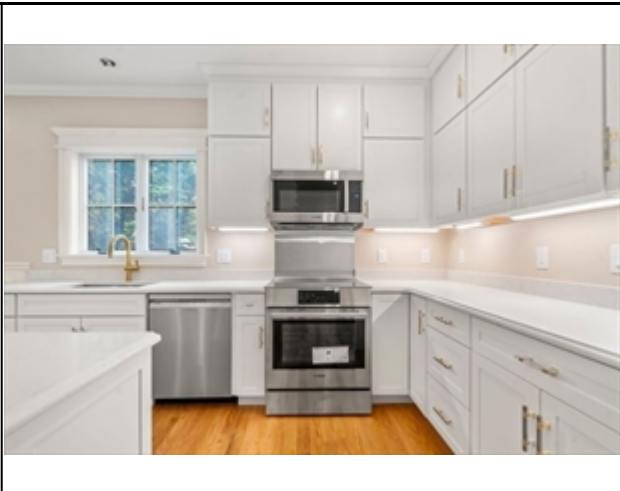
Price History for 73397887
21-23 Francis Street, Newton, MA: Newton Center, 02459

Date		Amount	%	DOM to PCG	DOM of PCG
06/27/2025	Listed for \$4,250,000				
07/22/2025	Price Changed to: \$4,100,000	\$-150,000	3.53%	25	25
					Listing DOM: 34
					Property DOM: 34

** Calculates and removes Offmarket activity in DOM Timeframe

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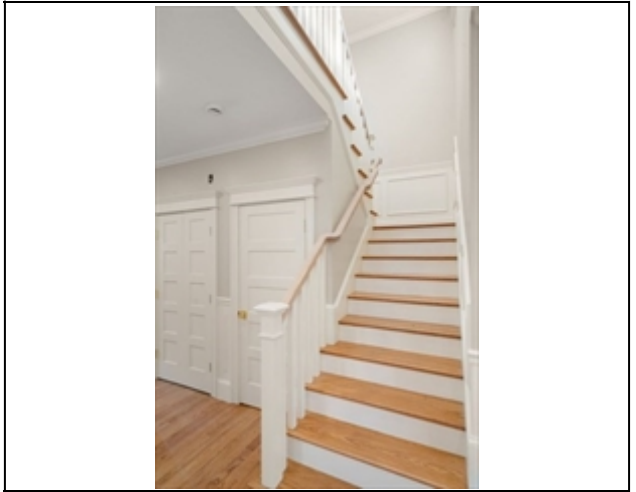
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