

## 91 Cliffe Ave Upgrades, Features & Highlights

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### Recent Upgrades & Updates

- Freshly painted throughout the first floor and common areas (2022)
- Both bathrooms have been fully renovated with modern updates (2017)
- Insulation added through MassSave (2020)
- Roof and siding replaced (2012)

### Home Features

- A spacious living room boasts hardwood floors, natural light and a fireplace perfect for creating cozy winter evenings.
- Expansive (~700 square feet), unfinished walkout basement with interior and exterior access provides plenty of storage with the potential to finish and add additional living space.
- Basement features a full walkout to the level backyard.

### Property Highlights

- Discover a pleasantly landscaped lot with a private backyard and a great view.
- Ideal neighborhood location on a side street with minimal traffic offers privacy and peaceful surroundings.
- Convenient commuter location! Easy access to Rt 2, Rt 2A & the Minuteman Commuter Bikeway.
- Travel to Lexington's town center via Mass Ave or the Minuteman Bikeway and take advantage of numerous shopping & dining options.
- 91 Cliffe Ave is convenient to many recreational areas, trails, and nature areas, including the nearby Arlington Reservoir, Rindge Park & Great meadows!

Visit [www.91CliffeAve.com](http://www.91CliffeAve.com) for a multimedia tour & more!