

Barrett

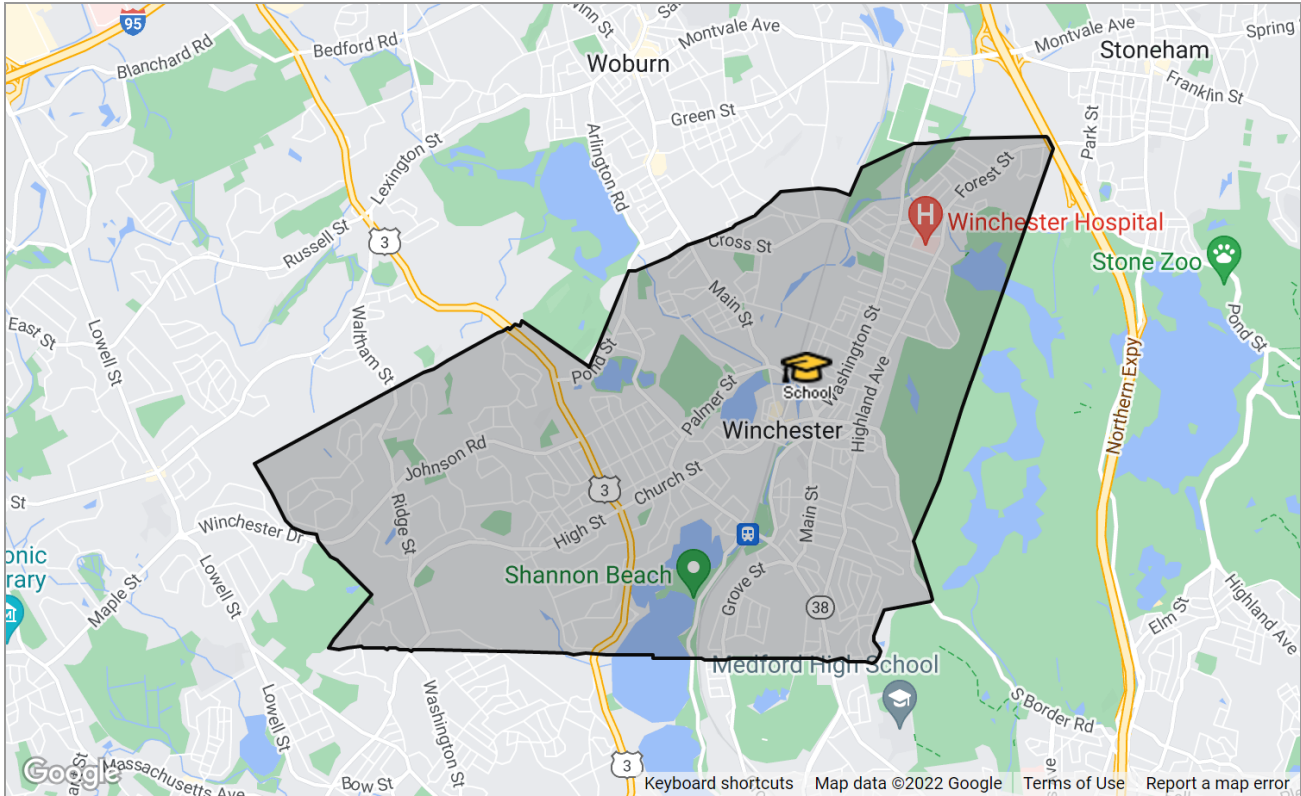
Sotheby's

INTERNATIONAL REALTY

SCHOOL REPORT

Winchester High School

Winchester, Massachusetts



Presented by

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Massachusetts Real Estate License: 9556139

Barrett

Sotheby's

INTERNATIONAL REALTY

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Barrett Sotheby's International Realty

51 The Great Road
Bedford, MA 01730

School: Winchester High School



School Details

Name
Winchester High School

Level
High

Type
Public

Grades Served
9-12

School District
Winchester Public Schools

Address
80 Skillings Road,
Winchester, MA 01890

Phone
(781) 721-7020

School Facts

Winchester High School

Overall Grade	A+	A+
Total Enrollment	1,418	4,678
Students per Teacher	15.0:1	13.0:1
Students in Free Lunch Program	6%	5%
Academic Grade	A+	A+
Average GPA	3.43 (out of 1096 responses)	3.43 (out of 1098 responses)
Math Proficiency	86%	80%
Reading Proficiency	85%	81%
Gifted Students	—	—
AP Enrollments	24%	—
Graduation Rate	98%	96%
Average ACT Score	30 (out of 104 responses)	30 (out of 105 responses)
Average SAT Score	1,340 (out of 516 responses)	1,340 (out of 518 responses)
Teacher Grade	A	A
Average Teacher Salary	\$72,333	\$72,333
Teachers in 1st or 2nd Year	10%	32%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

Community Reviews for this School

Posted: 12/30/2021 by Senior

I think Winchester High School is a great school. As a senior who recently committed to Tulane University, I felt very prepared and received lots of help during the college process. In addition, I feel extremely welcomed in Winchester High and I know that the faculty and staff are always available to me.

Posted: 7/16/2021 by Junior

Great school it just got renovated so everything is clean. Teachers nice and food is edible which is more than anyone can expect.

Posted: 3/3/2021 by Senior

I am currently a senior at Winchester High School and have thoroughly enjoyed my time here. I have enjoyed all the support from my teachers and faculty, and have had the time of my life exploring all the different opportunities in high school. Go Schems!

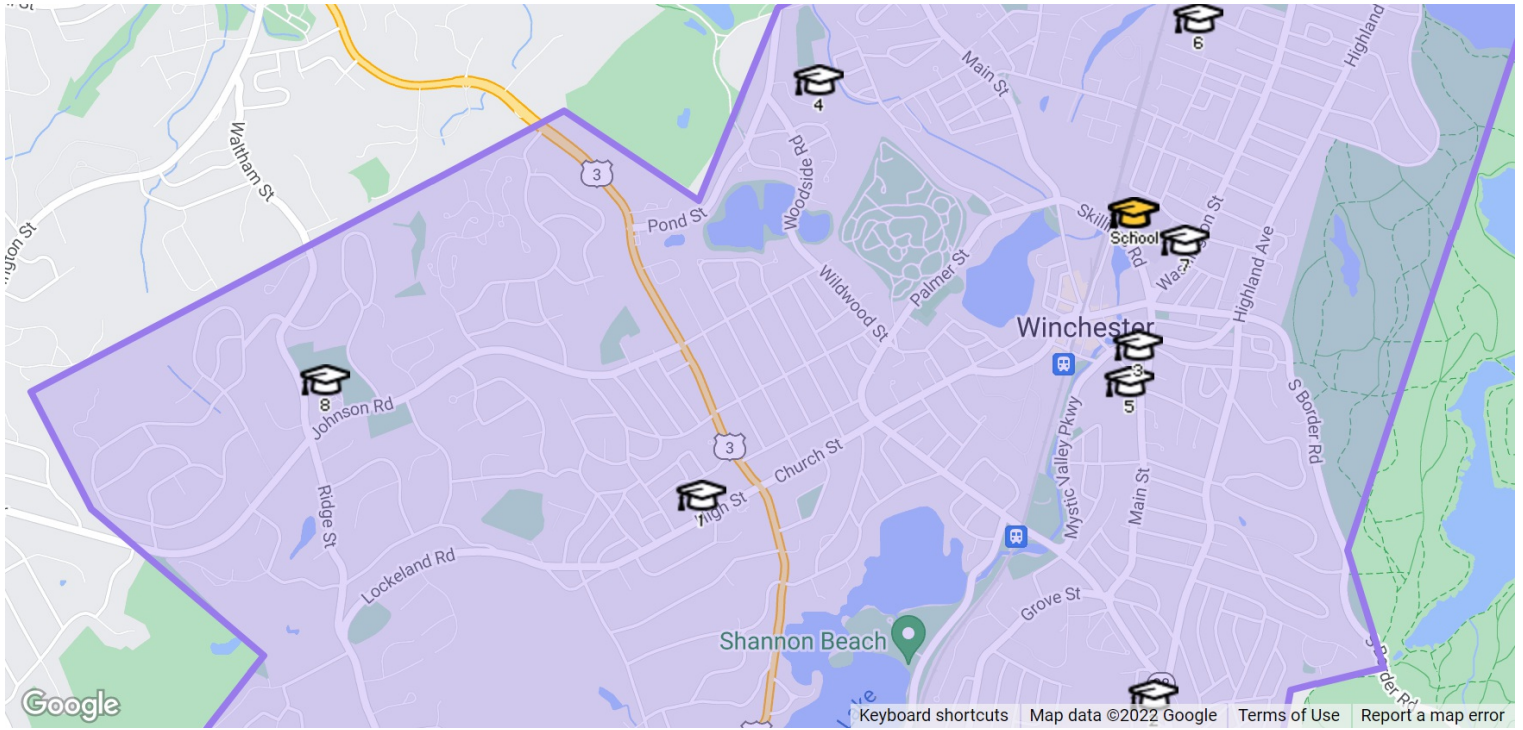
Posted: 2/23/2021 by Senior

Winchester High School holsters a tight knit community with amazing academics. During my time there, teachers were great and cared about each student's success. Most of the counselors and administrators were super useful and provided students with many resources. However, there are a select few counselors and administrators who to be quite frank... are unhelpful and at times rude to students. The building is brand new and is easy to navigate. Technology is integrated throughout the building especially in areas like the library, language lab, and C wing classrooms. Overall, WHS has prepared me for college and is a school full of resources. If you are considering moving here for the public education, I'd keep it in your top choices.

Posted: 2/15/2020 by Senior


Winchester High School is a pretty good school and students here are very prepared for college in terms of academics. Students usually do well and learn a lot but for some electives, teachers seem to be underqualified. Teachers here also have to teach multiple subjects and levels which means teachers who aren't strong in a certain subject still need to teach it. There are also a lot of fun/interesting clubs students can participate in afterschool but the school doesn't put any funding towards supporting most clubs which is frustrating if you want to do clubs that need money to compete in competitions or events. In my experience, students here are generally nice to everyone. There's a vaping and underage drinking problem among a lot of students but you can definitely find students/a group of friends that don't do those sorts of things. Stress is also a big problem and there's a bad habit of glorifying stress and being overworked among many students.

Nearby Schools (in the Winchester Public Schools District)

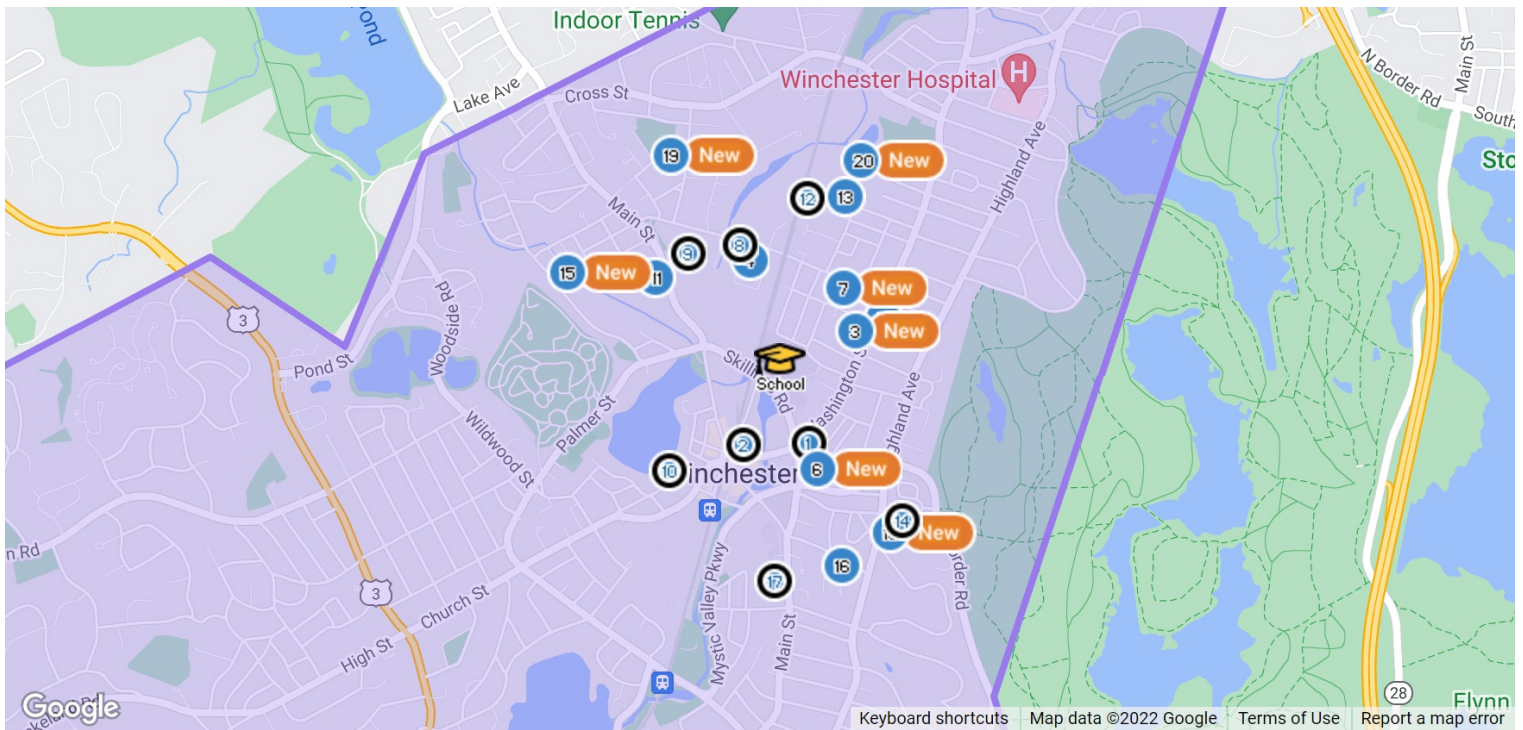


This School Other Schools School District

Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
Winchester High School	High, High	Public	9-12	15	1,418		Winchester Public Schools
1 Ambrose Elementary School	Elementary, Elementary	Public	K-5	12	384		Winchester Public Schools
2 Children's Own School	Elementary, Elementary	Private	PK, K	13	89		Winchester Public Schools
3 Lincoln Elementary School	Elementary, Elementary	Public	K-5	13	420		Winchester Public Schools
4 Lynch Elementary School	Elementary, Elementary	Public	PK, K-5	11	524		Winchester Public Schools
5 McCall Middle School	Middle, Middle	Public	6-8	13	1,119		Winchester Public Schools
6 Muraco Elementary School	Elementary, Elementary	Public	K-5	13	391		Winchester Public Schools
7 St. Mary's School	Elementary, Elementary	Private	PK, K-5	22	173		Winchester Public Schools
8 Vinson-Owen Elementary School	Elementary, Elementary	Public	PK, K-5	12	422		Winchester Public Schools



	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	Winchester High School	High, High	Public	9-12	15	1,418	A+	Winchester Public Schools

Nearby Properties For Sale (in the Winchester Public Schools)



● For Sale
 ● Pending
 ● Distressed For Sale
 ● Distressed Pending
 School District

Listings closest to the school

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
 <p>1 ● Pending · Under Agreement as of 8/2/2022 MLS ID: 72999491</p> <p>115 Washington St, Apt 1A Condo/Townhouse/Apt. 2/1 1,037 – 1988 \$579,900 N/A \$559</p> <p>Beautiful, highly sought after Church Place Condominium! Centrally located, you will enjoy all of the amenities you would expect of in town living! Just a hop, skip, and a jump to shops, restaurants, commuter rail, Library.. and all that quintessential downtown Winchester has to offer! Just bring your toothbrush right on in, there is nothing to do here!! Laundry is in unit, and flooring has been upgraded to hardwood! Don't miss out on this spectacular, spacious unit!!</p> <p><i>Listing Courtesy of RE/MAX On The River, Inc.</i></p>								
 <p>2 ● Pending · Under Agreement as of 8/4/2022 MLS ID: 73011070</p> <p>10 Winchester Pl, Apt 103 Condo/Townhouse/Apt. 2/2 2,450 – 2002 \$1,300,000 N/A \$531</p> <p>Welcome to rare, gorgeous Winchester Place located in the heart of Winchester Center. This luxury home features a spacious primary bedroom with en suite and large closet, a generously sized second bed or office, a modern kitchen, gorgeous bathroom, hardwood floors, in-unit laundry, and is in immaculate condition – move right in or take advantage as a prime rental property. Open concept living and dining rooms with beautifully detailed fireplace are ideal for entertaining. The building is a gem with a welcoming, stately lobby. Condo also includes a garage parking space and ample private basement storage. Enjoy your private outdoor courtyard (yes, in downtown Winchester!) and all the convenience this location has to offer—set directly in vibrant Winchester Center for coffee, dinner, shopping or a trip to the library. Nearby Commuter Rail access. Don't miss your chance to own at Winchester Place! Open houses Sat/Sun 1:00-2:00pm</p> <p><i>Listing Courtesy of Prestige Homes Real Estate, LLC</i></p>								

Listings closest to the school (cont.)	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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3 ● Active • New, Active: 8/1/2022 MLS ID: 73019647

8 Hancock St Single Family 5/2 2,276 5,001 1900 \$999,995 N/A \$439

Exciting opportunity to own in desirable Winchester Highlands! This updated Antique Colonial is located on a quiet street and loaded with charm and details. From the leaded glass bay window, cozy fireplace, 8 foot ceilings, to the pocket doors and maple floors 1st floor floors were recently refinished and fresh new exterior and interior paint! This home is appealing in so many ways! Enjoy a sunny afternoon on the front porch. Fabulous chef's kitchen, large and ideal for cooking or entertaining! Formal living and dining room are perfect for entertaining. 2nd floor features 3 bedrooms, a full bathroom and a sun-filled office space. 3rd floor has an additional 2 bedrooms. Detached 2 car garage with ample space for storage. Conveniently located to schools, the Fells, Winchester Center, and a local artisan bakery for Sunday morning croissants. Easy access to major highways - a commuter's dream and a must see!

Listing Courtesy of Keller Williams Realty Boston Northwest



4 ● Active • Price Changed: 6/20/2022 MLS ID: 73000515

19 Cedar St Condo/Townhouse/Apt. 4/4 2,460 - 2011 \$1,099,999 N/A \$447

Come see this beautiful 2400 square feet two unit complex townhouse in lovely Winchester. Built in 2011. This home is on 3 levels plus the basement. It has 4 bedrooms and 3.5 bathrooms. The 1st floor is open plan with the living room, dining room, kitchen and half bathroom. From the 1st floor you have access to the basement, double garage and patio doors to the backyard. The kitchen is Stainless and Granite. The home has high ceilings, beautiful wood trim moldings, fire place and hardwood floors throughout the house. The 2nd floor has the master bedroom, master bathroom and a walk in closet. The 2 other bedrooms and bathroom are also on the 2nd floor. The 3rd floor has a lovely walk up finished attic suite with a bedroom and a full bathroom.

Listing Courtesy of Berkshire Hathaway HomeServices Commonwealth Real Estate



5 ● Active • Active: 7/25/2022 MLS ID: 73016959

271 Washington St Single Family 5/4 3,689 4,988 1900 \$1,799,000 N/A \$488

It's new, classy, and it's absolutely gorgeous, welcome to 271 Washington Street. This colonial-style home with 5 bedrooms and 3.5 baths has been completely renovated and is ready for its next loving owners! It features AMAZING ceiling height, spacious room sizes, and hardwood floors throughout. In the kitchen you will find quartz countertops, a kitchen island, and SS appliances. Boasting a sunroom, 2nd level bonus room and home office, this home has it all! The rec room in the lower level includes a beverage fridge making it the perfect entertaining space. The attached 2-car garage is so spotless you could eat off the floor! And let's not forget about the private patio area. The best part of all perhaps? This property is located just outside of beautiful Winchester Center! Walk to the commuter rail, restaurants, shops, Elementary School, Middle School AND our brand new Winchester High School! You don't want to miss out on this beauty, book your appointment today!

Listing Courtesy of Compass







6 ● Active • New, Active: 8/8/2022 MLS ID: 73022825

18 Myrtle St Single Family 2/1 1,420 - 1864 \$888,000 N/A \$625

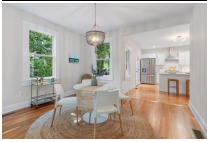



Location, location, location. You can have it all in this amazing 2-bedroom single-family alternative. Just minutes from downtown and all Winchester has to offer including parks, commuter rail, and The Fells. Less than .05 miles to the Lincoln Elementary School, McCall Middle School, and the High School. The Unit has been remodeled within the last two years and features high-end finishes, kitchen remodel, office space (or mud room alternative), new bathroom, 19 new windows, new stainless steel insulated front door, full insulation, new roof and so much more! The living room has a gorgeous wood-burning fireplace for those cozy winter evenings. The private backyard includes an exclusive patio and garden shed. Enjoy the illustrious history of living in The Conant-Stinson Condominium. Welcome Home!

Listing Courtesy of Better Homes and Gardens Real Estate - The Shanahan Group





Listings closest to the school (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
 <p>7 ● Active · <i>New, Price Changed: 8/10/2022</i> <i>MLS ID: 73024087</i></p> <p>11 Swanton St Single Family 3/2 1,386 6,517 1925 \$848,999 N/A \$613</p> <p>Seller has eyed a specific property in Florida move, and will give \$6000 back towards the buyer towards their closing costs and prepaids. 11 Swanton St hits the market in style! While the home is located within a .5 mile radius of the Winchester schools, hospital, commerce, downtown, train stations and bus stop, it still retains its privacy. This is a 3 bed, 2 bath home boasts tall ceilings and ample space in the living room and dining room, and cathedral ceilings in the newly remodeled kitchen and entryway. Head upstairs and see the beautifully sunlit bedrooms and newly remodeled bathroom. In the basement you'll be greeted by 2 partially finished rooms with electric heat, leave it up to your creativity and finish the basement to add to the home (home theater and gym?). Then let's head out to the spacious backyard to enjoy fun and entertainment. With a back porch, and 1 of the garages finished to entertainment, your home will be a hit for family parties or friendly gatherings!</p> <p><i>Listing Courtesy of eXp Realty</i></p>								
 <p>8 ○ Pending · <i>Under Agreement as of 7/20/2022</i> <i>MLS ID: 73013953</i></p> <p>158-162 Swanton St Multifamily/Multiplex 6/3 2,398 9,840 – \$899,000 N/A \$375</p> <p>Rare development opportunity in Winchester! The property hosts two buildings. The front building was once a two-family home consisting of 2 bedrooms/1 bath for each unit; the second kitchen has been removed and the home has been used as a single. Room for adding more living space in the attic! The rear home is a cozy one-level ranch. Plenty of parking, a big yard and nice layouts create a super investment potential here for developers or extended families looking to create a family compound. This is an incredibly rare opportunity to create multiple units or 2 lovely single families. Not in move-in condition, won't pass inspection.</p> <p><i>Listing Courtesy of Leading Edge Real Estate</i></p>								
 <p>9 ○ Pending · <i>Under Agreement as of 8/17/2022</i> <i>MLS ID: 73017684</i></p> <p>200 Swanton St, Apt 614 Condo/Townhouse/Apt. 1/1 613 – 1966 \$319,000 N/A \$520</p> <p>Enjoy a spectacular pond view from the balcony of this immaculate one bedroom sixth-floor unit. The large living room with lots of wall space for wall hangings and a dining area includes a wall-mounted TV. The kitchen has been painstakingly cared-for with a ceiling fan and 3-year old stainless refrigerator. The bedroom has track lighting and a custom organized closet that runs the length of one wall and ends in the corner with a deep walk-in space. Relax by the fenced-in pool and barbecue garden area at the rear of the complex. One unassigned parking is guaranteed by deed, but a second may be available for \$665 per year. The monthly condo fee of \$332 includes heat, air conditioning and electric. A ceiling-to-floor storage-unit is for your use in the lower level. Another special amenity is the large guest parking lot with separate entrance. No dogs. Enjoy beautiful Winchester and all it has to offer yet within close proximity to Boston, Cambridge, and the North Shore.</p> <p><i>Listing Courtesy of Gibson Sotheby's International Realty</i></p>								
 <p>10 ○ Pending · <i>Under Agreement as of 8/8/2022</i> <i>MLS ID: 73006329</i></p> <p>15 Dix St, Ste 10 Condo/Townhouse/Apt. 2/2 1,959 – 2016 \$1,649,000 N/A \$842</p> <p>Stunning waterfront! Located near the center, this luxury high end 2016 condominium offers a wonderful open floor plan w/ grand bedroom suite & 2 private decks featuring lovely pond views! Offering a modern and sleek design with no detail overlooked, including soaring ceilings, a LR w/gas fireplace, dining area & chef's kitchen with marble countertops, top of the line appliances, walk-in pantry storage and beautiful water views! This home features a glorious primary bedroom suite with a private deck, oversized walk-in closet, and a spa like bath plus a spacious guest room/ home office w/ adj. bath. This 12 unit condominium building has impeccably maintained common spaces, w/elevator and garage parking! Enjoy your 2 private decks with pond views and complete serenity; a perfect spot to unwind after a long day. Located only seconds from Winchester Center & Commuter Rail which takes you right into Boston! Enjoy the amazing location, water views & ease of living in this single-level oasis!</p> <p><i>Listing Courtesy of Compass</i></p>								

Listings closest to the school (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.	
	11 ● Active	* Active: 6/16/2022 MLS ID: 72999357							
	17 Clark St, #17	Single Family	3/2	1,500	3,000	1880	\$799,900	N/A	\$533
<p>OPEN HOUSE SUNDAY 8/7, 11-1 Beautifully RENOVATED townhome that lives and feels like a single family is the perfect location to enjoy all Winchester has to offer, barely a 1/4 mile to the high school, Wedge Pond, Elliot Park, Borggaard Beach & Splash Park & the Tri-Community bike path, 1/2 mile to commuter rail and town center shops and restaurants and 7 miles to Boston! The main floor of this open concept, fresh & clean unit boasts lofty ceiling heights, oak flooring throughout, living room with electric fireplace open to the dining area and a beautiful white kitchen with bar seating, quartz counters, tiled backsplash, high end stainless appliances & brass hardware. 3 bedrooms, more lofty ceilings, beautifully restored pine flooring, a dedicated laundry room, super spacious full bath and storage everywhere! All new systems including central air, Anderson windows throughout and a full basement for storage. Enjoy your private, backyard sanctuary & off street parking! NO FEES just INS</p> <p><i>Listing Courtesy of Wilson Wolfe Real Estate</i></p>									
	12 ● Pending	* Under Agreement as of 8/24/2022 MLS ID: 73013205							
	101 Harvard St	Single Family	3/2	1,236	4,147	1880	\$839,000	N/A	\$679
<p>Wonderful renovated Colonial in Winchester's desirable Muraco School District is waiting for you to just move in and unpack! Walking distance to parks, town center, and the Commuter Rail to Boston. Fully equipped with efficient systems and Central Air. Crisp Hardwood floors throughout. Sunlit and semi-open First Floor with handsome architectural details, a lovely kitchen with gas cooking, granite counters, stainless steel appliances and conveniently located laundry. Three bedrooms upstairs with a terrific family bathroom and an office complete the Second Floor. Additional finished Lower Level not included in the square footage makes for an excellent playroom or bonus space. Fenced in backyard is perfect for hosting family and friends on a nice day. Located on a dead end street where you can enjoy your mornings on your beautiful fieldstone porch. Don't delay on this charming Winchester home!</p> <p><i>Listing Courtesy of RE/MAX Renaissance Inc.</i></p>									
	13 ● Active	* Active: 7/25/2022 MLS ID: 73017042							
	63 Irving St	Single Family	4/3	2,565	6,142	1963	\$1,199,000	N/A	\$467
<p>Welcome to this well-maintained Colonial situated on a dead end street located close to the Tri-Community Bike Path / directly across from Muraco elementary, Leonard Field Rec. area, playground & tennis court, also close to Winchester Hospital! Enter into a spacious living room with high ceilings, picture window & stone fireplace. Enjoy entertaining with this partially-open concept kitchen w/ eat-in dining area while enjoying views of the fully fenced yard and in-ground pool. Kitchen updates include upgraded cabinets, granite countertops, a new stove/oven, dishwasher, and much more. Off the kitchen you will find a great 3 season porch & entrance to the backyard oasis. The second floor offers three freshly painted bedrooms and a full bath. An additional oversized room above the garage is perfect for an au-pair or bonus / game room. A great home in a great location... don't miss this opportunity to own this all-around special home.</p> <p><i>Listing Courtesy of Compass</i></p>									
	14 ● Pending	* Under Agreement as of 6/13/2022 MLS ID: 72958173							
	35 Winthrop St	Single Family	2/1	1,306	14,841	1840	\$1,295,000	N/A	\$992
<p>Rare and unique opportunity. Walk to town from this Antique colonial with terrific views of town center off of Highland Ave. Rich with charm with historical significance. A treasure for the Buyer that seeks the unique and a non-cookie cutter Winchester abode. First level consisting of living room/den, dining room, vaulted family room, and kitchen. Front door entrance is part of an enclosed porch. Upper level includes 2 bedrooms and 1 bathroom. Terrific, open 2 car detached garage with ample storage and a renovated slab. Spectacular front and rear yards with space to plan potential expansion/addition. Superb stone wall work throughout landscape, and impressive granite apron at entrance. Quiet side street off of Washington Street. Runs between Highland Avenue and Davey Lane. A legacy residence with priceless historical charm.</p> <p><i>Listing Courtesy of Marino Real Estate Group</i></p>									

Listings closest to the school (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
	15 ● Active	<i>New, Active: 8/2/2022</i> <i>MLS ID: 73020386</i>						
62 Richardson St	Multifamily/Multiplex	5/3	2,849	12,402	1870	\$1,200,000	N/A	\$421
<p>Scheduled showings, reach out to list agent - 24 hour notice. Dont miss out on this amazing investment opportunity! This 2-unit multifamily is perfectly situated on a large corner lot. Enter in to Unit 1 through the 3-seasons porch. Living room boasts hardwood floors & natural sunlight. The kitchen offers an electric stove, ample cabinet space, center island, & a breakfast nook. Separate dining room w/ chair rail molding. 2 bedrooms on level 1, both w/ closet storage & wall to wall carpet. Full bath w/ shower stall. Finished family room in basement w/ beamed ceiling, carpet, & washer/dryer hookups. Unit 2 located on upper 2 levels. Complete w/ a sunny living room, 3 beds & full bathroom w/ shower/tub. Spacious kitchen w/ dining area & electric range. Washer/dryer hookups & 1/2 bath in basement. Fantastic backyard complete w/ a patio & heated in-ground pool! 3 driveways & a 2-car garage! Route 3, I95, & Winchester Center Station minutes away. Close to Lynch Elementary & Winchester High.</p> <p><i>Listing Courtesy of Lamacchia Realty, Inc.</i></p>								
	16 ● Active	<i>Active: 6/29/2022</i> <i>MLS ID: 73005441</i>						
27 Mount Pleasant St	Single Family	5/5	5,284	10,816	1930	\$3,199,000	N/A	\$605
<p>Essentially new construction custom built home-walk to downtown. The main existing box of the home will be gut renovated with 2 additions built on. While the floor plan has been finalized, there is still opportunity to customize the home of your dreams. The finished home will include 5 beds and 4.5 baths. 1st floor will be kitchen, fireplaced family room, formal dining room, casual eating/craft area, pantry, mudroom, fireplaced living room, and guest suite. 2nd floor will consist of 4 bedrooms, laundry room, reading nook/study, and 3 bathrooms. Basement includes bonus areas, storage and lower mudroom. 2 car attached garage. Outdoor patio area and professionally landscaped lawn space.</p> <p><i>Listing Courtesy of Better Homes and Gardens Real Estate - The Shanahan Group</i></p>								
	17 ● Pending	<i>Under Agreement as of 8/26/2022</i> <i>MLS ID: 73027597</i>						
404 Main St	Single Family	4/2	2,522	27,839	1870	\$899,900	N/A	\$357
<p>Single family waiting for finishing touches! It has been decades since this home was available! Loving family multi generations of love and care have gone into this home over the years. With a newer garage and roof on the home. This will be an amazing place to live and raise a family. Large lot located in a great place near the center of town. Beautiful entry way leads you up the front stairs to the 4 bedrooms and full bath. There is a large walk up attic that could be finished for additional living space if you chose. The first floor has a large fireplace in the living room that opens to the dining room and then the kitchen. Off the kitchen is a small library or office for those who work from home. This home has got to be a cash purchase only! It will need extensive updates to bring it back to todays standard of living. Talk to your contractor before setting up a showing. Please do not go on the property or disturb the owners without an appointment or showing.</p> <p><i>Listing Courtesy of RE/MAX Executive Realty</i></p>								
	18 ● Active	<i>New, Active: 8/5/2022</i> <i>MLS ID: 73022155</i>						
4 Davey Ln	Single Family	5/5	5,402	13,508	2000	\$2,450,000	N/A	\$454
<p>Stunning custom built 5 bedroom, 4 1/2 bath colonial situated on a private cul-de-sac. Built by developer for personal use with nothing other than finest quality and craftsmanship, open floor plan & chefs kitchen with 48" Sub Zero refrigerator/freezer, DCS 6 burner range w/hood, Miele dishwasher & granite counters. Other features include 1st floor master bed & marble bath w/oversized jacuzzi, separate sauna, gorgeous wall of windows in living room opening to a beautiful deck, radiant heat throughout including 2 car garage, Lutron lighting system, separate au pair access, professionally landscaped yard w/bluestone patio, walk to "Fells" & Town Center.</p> <p><i>Listing Courtesy of OwnerEntry.com</i></p>								

Listings closest to the school (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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19 ● Active - New, Active: 8/25/2022 MLS ID: 73029533

17 Lochwan St Single Family 4/3 3,293 7,500 2015 \$1,988,000 N/A \$604

Amazing home built in 2015 on a quiet dead-end street, this 4 bedroom, 2.5 bathroom home has over 3293 sf of living area, and an attached 2 car garage. Elegant foyer with high ceilings leads to sunny living room and dining room with large windows. On the 1st floor, the kitchen flows into the FR with gas fireplace. Open floor plan kitchen with granite island & countertops, vented gas stove & all S+S appliances. You can see the hardwood floors throughout the house. On the 2nd level, a Master suite with walk-in closets and bathroom with a stand-up shower and a tub with jets. 3 other spacious bedrooms, a convenient laundry room with a build-in sink, and an office complete the 2nd floor. A slider door on the 1st floor breakfast area leads to the deck overseeing the fenced backyard. Property has underground lawn irrigation to help maintain the exterior of this gorgeous home! Big potential with the walk-up 3rd floor and basement with 3 big egress windows finished. 17 Lochwan is a must see!

Listing Courtesy of United Real Estate, LLC



20 ● Active - New, Active: 8/9/2022 MLS ID: 73023083

32 Nathaniel Rd Single Family 3/2 2,681 8,355 1950 \$999,900 N/A \$373

Don't miss this well maintained colonial in the highly sought after Muraco School neighborhood. Traditional in appearance & located on a beautiful tree lined street, this house w/it's easy living & top location will never go out of style or demand. You get that "right at home" feeling upon entering this bright sunlit home. A generous sized frplcd livrm leads to dining w/built in corner cabinet & opens to a large updt'd kit w/bkfst m addition. The 1st flr also features a nice sized famm w/built in desk, perfect for working at home. This home flows like it was made for entertaining, both inside & out, & if this isn't enough, sliders lead to a private patio overlooking a gardeners paradise, all while taking in views of a lge level yard! 2nd flr feat 3 generous szd bedrms, all w/hw flrs & an updated bath. The lower level offers a playrm w/exercise area for additional space. Located mins to parks, schools, close to center & commuter rail make this home the total package!

Listing Courtesy of Lamacchia Realty, Inc.

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

