

Hughes Residential

Brokered by eXp Realty



99 Brewster Road
Waltham, MA

www.HughesResidential.com
www.BrewsterRd.com
617-433-9225

99 Brewster Road Waltham, MA

Scan To View
Online Brochure &
Floor Plan



DESIGN

Style Ranch
Year Built 1957
Rooms 8
Bedrooms 3
Baths 1.5
Living Area 2,722 sf

APPLIANCES

Range / Oven
Refrigerator
Dishwasher
Sink Disposal
Washer
Dryer

LIVING AREAS

Main Level

Living Room with
Fireplace
Kitchen
Dining Room
Family Room
Bedroom
Bedroom
Full Bathroom
Half Bathroom
Storage/Closets

Lower Level

Bonus Room
Wine Room
Utility Room
Storage/Closets
Laundry
Garage Entry

STRUCTURE

Color: Beige
2 Levels
2 Car Garage

UTILITIES

Heat Forced Air
Cooling Central Air
Water Public
Sewer Public
Cable/High Speed
Internet

DISCLOSURES

See MLS Sheet



Sales offerings are made subject to errors, omissions, change of price, prior sale or withdrawal without notice. Buyer is responsible for all due diligence. All Brokers/Salesperson represent the Seller, not the Buyer in the marketing and negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

Thank you for visiting

99 Brewster Road

Waltham, Massachusetts

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- Also visit www.BrewsterRd.com

Proudly Presented by:
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Single Family - Detached

**99 Brewster Rd
Waltham, MA 02451-2355
Middlesex County**

List Price: **\$764,000**

Style: **Ranch**

Color: **Beige**

Grade School: **MacArthur**

Middle School: **Kennedy**

High School: **Waltham High**

Approx. Acres: **0.22 (9,461 SqFt)**

Handicap Access/Features:

Neighborhood/Sub-Division: **Glenmeadow West**

Directions: **Trapelo Rd => Banbury Ave => Brewster Rd**

Total Rooms: **8**

Bedrooms: **3**

Bathrooms: **1f 1h**

Main Bath:

Fireplaces: **1**

Approx. Street Frontage:

Remarks

Rare 3-bed, 1.5-bath ranch with 2-car garage in desirable Glenmeadow West! Every aspect of this uniquely expanded home is inviting, from the entryway to the open floor plan. The 1st level has hardwood flooring throughout the living room & bedrooms. At the heart of the home is an open-concept kitchen that seamlessly connects to the adjoining dining and family rooms to foster an effortless flow of conversation and connection - an ideal layout for functional daily living and gatherings. Don't miss the lower level, where endless possibilities await. With ample space primed for customization, this area awaits your creativity and transformation. Whether you envision a cozy media room for movie nights, a lively game room for entertaining guests, or a dedicated home fitness center to prioritize your well-being, the choice is yours. Nearby playgrounds and sidewalks maximize the neighborhood's appeal, and all within minutes of Rt 95 & Rt. 2! Call today; please submit offer by 3/5 at noon.

Property Information

Approx. Living Area Total: **2,722 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Measured**

Approx. Above Grade: **1,551 SqFt**

Approx. Below Grade: **1,171 SqFt**

Living Area Disclosures: **Floor Plan Available.**

Heat Zones: **1 Forced Air, Oil**

Cool Zones: **1 Central Air**

Parking Spaces: **4 Off-Street, Improved Driveway, Paved Driveway**

Garage Spaces: **2 Attached, Under, Work Area**

Disclosures: **Taxes reflect owner exemption. See MLS attachments. Pool table to convey with property. A/C Condenser is older, but works.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	20.5X12	Fireplace, Closet, Flooring - Hardwood, Flooring - Wood, Window(s) - Picture, Main Level, Exterior Access, Lighting - Overhead
Dining Room:	1	13.2X11.6	Ceiling Fan(s), Flooring - Vinyl, Main Level, Exterior Access, Open Floor Plan
Family Room:	1	21.5X21	Bathroom - Half, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Main Level, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Lighting - Overhead
Kitchen:	1	11.5X11.3	Flooring - Vinyl, Main Level, Exterior Access, Open Floor Plan, Stainless Steel Appliances, Washer Hookup, Lighting - Overhead
Main Bedroom:	1	14X11	Closet, Flooring - Hardwood, Flooring - Wood, Main Level, Lighting - Overhead
Bedroom 2:	1	13.5X11.6	Closet, Flooring - Hardwood, Flooring - Wood, Main Level, Lighting - Overhead
Bedroom 3:	1	10X9	Closet, Flooring - Hardwood, Flooring - Wood, Main Level, Lighting - Overhead
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	1		Bathroom - Half, Main Level
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Bonus Room:	B	37.5X24	Flooring - Wall to Wall Carpet, Open Floor Plan, Recessed Lighting, Lighting - Overhead
Wine Cellar:	B	20.5X9	Lighting - Overhead
Other:	B	12X9	Lighting - Overhead

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
Basement: **Yes Full, Partially Finished, Interior Access, Garage Access, Concrete Floor, Exterior Access**
Beach: **No**
Construction: **Frame**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions: **See MLS attachment**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Warranty Features:**
Year Built: **1957** Source: **Public Record**
Year Built Description: **Actual, Approximate**
Year Round:

Electric: **Circuit Breakers**
Energy Features: **Insulated Windows, Storm Windows, Storm Doors**
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Gutters, Storage Shed, Screens**
Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Oil, Tank**
Insulation: **Full, Unknown**
Interior Features: **Cable Available**
Lot Description: **Cleared**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
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**
Water View: **No**

Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

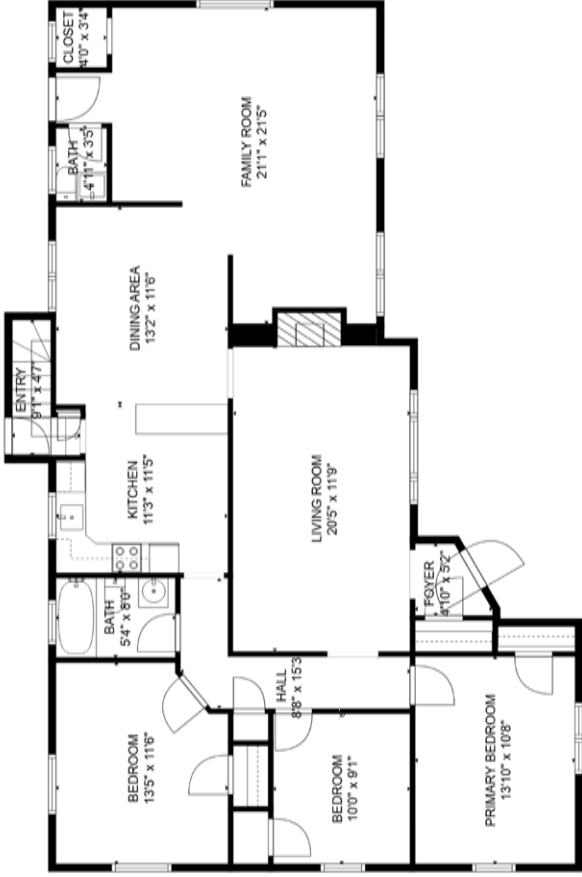
Tax Information

Pin #: **M:007 B:008 L:0014**
Assessed: **\$687,800**
Tax: **\$3,882** Tax Year: **2024**
Book: **12353** Page: **652**
Cert:
Zoning Code: **1**
Map: Block: Lot:

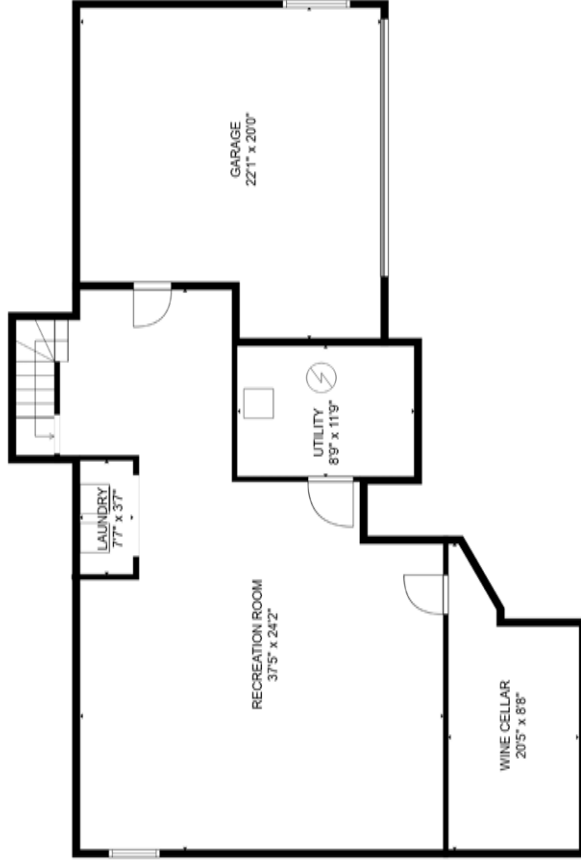
Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5%**
Facilitator: **2.5%**
Compensation Based On: **Net Sale Price**

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FLOOR 1



BASEMENT

GROSS INTERNAL AREA
 BASEMENT: 1171 sq ft, FLOOR 1: 1551 sq ft
 TOTAL: 2722 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SELLER'S REAL ESTATE INFORMATION STATEMENT

THE INFORMATION CONTAINED IN THIS STATEMENT HAS NOT BEEN VERIFIED BY ANY BROKER REPRESENTING THE SELLER, NOR IS ANY SUCH BROKER LEGALLY OBLIGATED TO INVESTIGATE THE CONDITION OF THE PROPERTY. THE LISTING OF VARIOUS PROPERTY CHARACTERISTICS IN THIS STATEMENT IS NOT MEANT TO SUGGEST THE ABSENCE OF ADDITIONAL MATTERS WHICH MAY BE OF CONCERN TO THE BUYER. THE SELLER IS ADVISED TO OBTAIN WHATEVER ASSISTANCE MAY BE NECESSARY IN ORDER TO PROPERLY COMPLETE THIS STATEMENT.

THIS STATEMENT CONCERNS THE REAL PROPERTY HAVING AN ADDRESS OF _____

IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN.

SELLER'S INFORMATION

The Seller provides the following information with respect to the property and hereby authorizes any Broker representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF ANY BROKER. THIS INFORMATION IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND THE SELLER.

The Seller ☐ is ☐ is not occupying the Property.

The Property is: ☐ Single Family ☐ Condominium Unit ☐ Multi-Family ☐ Other _____

The Property is currently rented: ☐ Yes ☐ No

A. The following is a list of items included in the sale, if checked, and whether any of the checked items are not working.

	Included	Not Working
Range		
Oven		
Microwave Oven		
Dishwasher		
Garbage Disposal		
Trash Compactor		
Refrigerator		
Washer		
Dryer		
Built in Air Conditioner		
Window Air Conditioner		
Intercom		
Burglar Alarms		
Audio/Visual Equipment		
TV Antenna		
Satellite Dish		
Window Treatments		
Fireplace Stove		
Gas Log		
Fireplace Apparatus		
Generator		
Sump Pump		
Water Heater		

	Included	Not Working
Whirlpool/ Hot Tub		
Window Screens		
Storm Windows		
Built in Barbecue		
Propane Tank		
Gazebo		
Above Ground Pool		
Pool Heater		
Pool Equipment		
Yard Shed		
Garden Statues		
Yard Fountains		
Play Equipment/ Swings		
Basketball Hoop		
Underground Lawn Sprinkler		
Firewood		
Auto. Garage Door Opener		
Number of Remotes		

MANUFACTURER'S OR DEALER'S WARRANTIES COVERING ANY OF THE ABOVE INCLUDED ITEMS AND ANY ADDITIONAL WARRANTIES RELATING TO THE ROOF OR OTHER COMPONENTS OF THE PROPERTY WILL BE FURNISHED IF AVAILABLE.

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GREATER BOSTON REAL ESTATE BOARD
Form ID: RA167 PD:05/01-5000

Hughes Residential, 275 Grove Street, Suite 2-400 Newton, MA 02466
Michael Hughes



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Phone: (617)433-92251

Fax: (617)433-9225

BLANK - FOR

B. The Seller is aware of possible defects of items checked below:

___ Interior Walls ___ Ceilings ___ Floors ___ Exterior Walls ___ Insulation ___ Roof(s) ___ Windows ___ Doors
___ Foundation ___ Slab(s) ___ Driveways ___ Walkways ___ Walls/Fences ___ Exhaust Fans(s) ___ Electrical Systems
___ Plumbing/Sewers/Septic Systems ___ Chimney /Fireplace ___ Central Heat/Central Air ___ Other _____

If any of the above are checked, additional details are as follows and on any attached additional sheets:

C. The Seller's knowledge regarding certain characteristics of or other matters affecting Property is as follows:

	Yes	No	Don't Know
1. Underground Storage Tanks			
2. Features of the Property shared in common such as walls, fences, and driveways			
3. Additional or structural modifications or alterations during the period of the Seller's ownership			
4. Fire or other casualty damage during the period of the Seller's ownership			
5. Water penetration in basement during the period of the Seller's ownership			
6. Homeowner's Association which may have any authority over the Property			
7. Notice of any Special Assessments from any Homeowner's or Condominium Associations			
8. "Common Areas" (Facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)			
9. Notice of violation or citations against the Property			
10. Pending lawsuits by or against the Seller threatening or affecting the Property, including any lawsuits alleging a defect or deficiency in the Property or "common areas"			
11. Roof warranty in effect (approximate age of roof if known: _____ years)			

If any of the above items are checked yes, additional details are as follows and on any attached sheets:

The Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of this date.

Seller _____ Date _____

Seller _____ Date _____

BUYER ACKNOWLEDGEMENT

The Buyer acknowledges receipt of this REAL ESTATE INFORMATION STATEMENT.

Buyer _____ Date _____

Buyer _____ Date _____



Inclusion/Exclusion Sheet for:

ITEM	INCLUDED	EXCLUDED	N/A
REFRIGERATOR			
RANGE (STOVE)			
MICROWAVE			
DISHWASHER			
TRASH COMPACTOR			
A/C (PORTABLE/ WINDOW)			
WASHER / DRYER			
TV & MOUNTS			
STEREO SPEAKERS			
LIGHT FIXTURES			
DRAPES WINDOW TREATMENTS CURTAINS			
FIREPLACE SCREEN & EQUIPMENT			
SWINGSET			
SHED			
PLAY STRUCTURE			
PLANTS/ WINDOW BOXES			
POOL EQUIPMENT			

Seller Initials

Buyer Initials



HOME HISTORY SHEET

Property Address: _____

	Age of Item	Notes/Comments
Roof		
Heating System		
Well Pump		
Oil or Propane Tank		
Septic System		
Hot Water Heater		
Refrigerator		
Stove		
Dishwasher		
Microwave		
Washer		
Dryer		

Outdoor walkway, steps and driveway retainer wall rebuilt in 2017

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (check documents below).

☐ Lead Inspection Report; ☐ Risk Assessment Report; ☐ Letter of Interim Control; ☐ Letter of Compliance

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) ☐ Purchaser or lessee purchaser has received copies of all documents checked above.

(d) ☐ Purchaser or lessee purchaser has received no documents.

(e) ☐ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) ☐ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

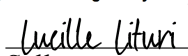
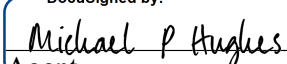
Agent's Acknowledgment (initial)

(g) ☒ Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

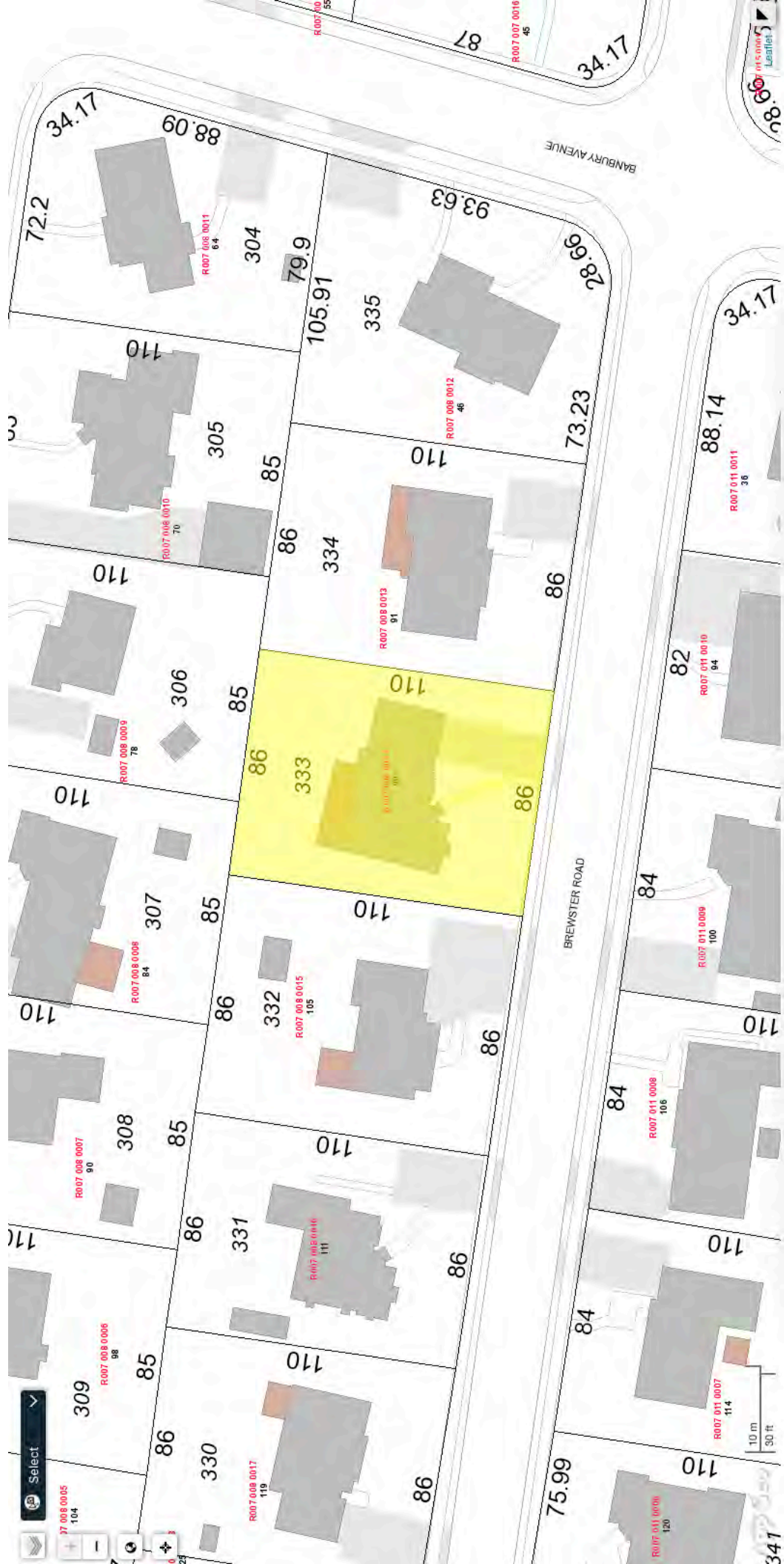
(h) ☐ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law -- either through full deleading or interim control -- if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 Seller	2/28/2024 Date		
		Seller	Date
Purchaser	Date	Purchaser	Date
DocuSigned by:  Agent	2/27/2024 Date		
		Agent	Date

Address of Property 99 Brewster Road, Waltham, MA 02451



Neighborhood: Housing Stats and Charts

	02451	Waltham	Middlesex County	Massachusetts	USA
Median Estimated Home Value	\$761K	\$792K	\$752K	\$614K	\$360K
Estimated Home Value 12-Month Change	+3.6%	+6.7%	+6.8%	+7.3%	+5.1%
Median List Price	\$790K	\$869K	\$980K	\$749K	—
List Price 1-Month Change	+5.7%	+4.7%	+8.8%	+7.1%	—
List Price 12-Month Change	+35.1%	+12.9%	+30.6%	+30.3%	—
Median Home Age	64	66	65	62	43
Own	58%	50%	62%	62%	65%
Rent	42%	50%	38%	38%	35%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$821M	\$4.76B	\$307B
% Change in Permits for All Buildings	—	—	-3%	+4%	+13%
% Change in \$ Value for All Buildings	—	—	-8%	+29%	+10%

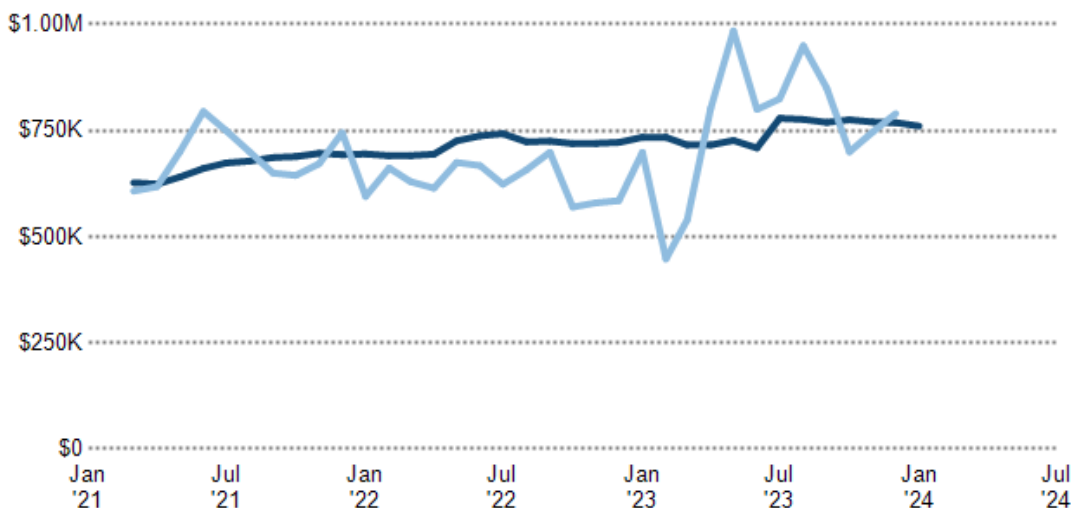
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Neighborhood: People Stats and Charts

	02451	Waltham	Middlesex County	Massachusetts	USA
Population	19.5K	64.7K	1.62M	6.99M	330M
Population Density per Sq Mi	3.41K	5.07K	1.98K	896	—
Population Change since 2010	+9.2%	+9.2%	+9.8%	+8.2%	+8.7%
Median Age	39	34	39	40	38
Male / Female Ratio	50%	49%	49%	49%	50%

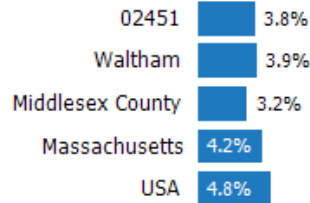
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

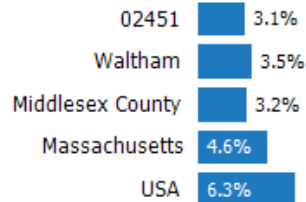
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

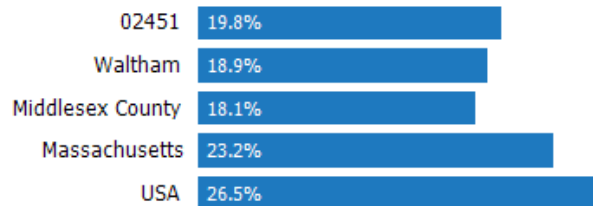
Less Than 9th Grade



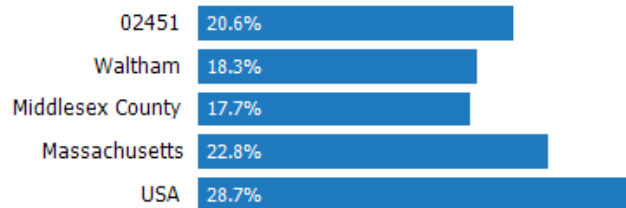
9-12th Grade/No Diploma



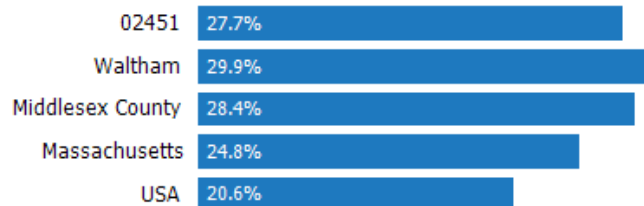
High School Graduate



Associate Degree



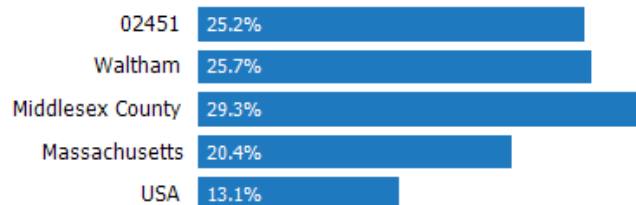
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

02451



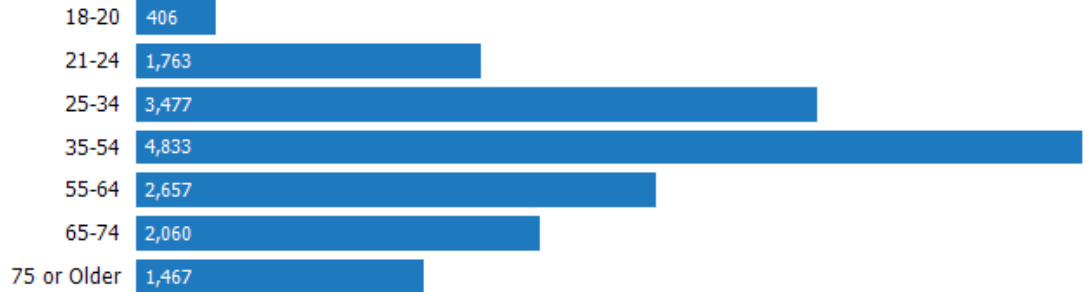
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

02451



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

02451



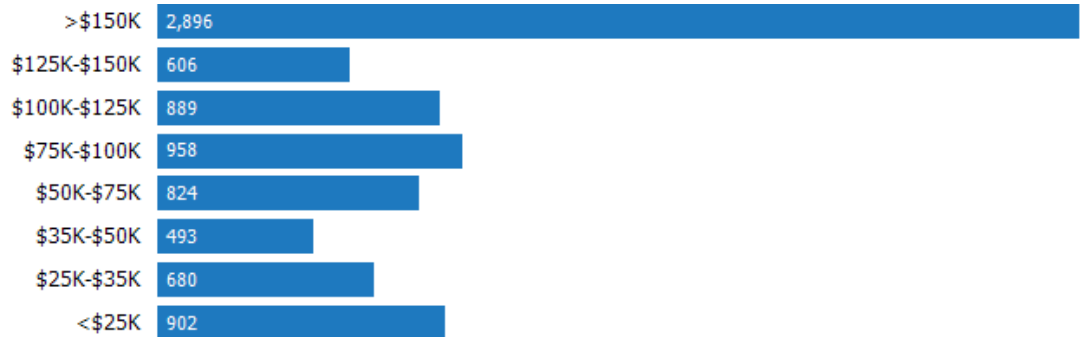
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

02451



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 02451

	02451	Waltham	Middlesex County	Massachusetts	USA
Elevation (in feet)	164	164	227	—	—
Annual Rainfall (in inches)	45	45	45	45.81	—
Annual Snowfall (in inches)	60.05	60.05	57.91	53.16	—
Days of Full Sun (per year)	83	83	83	83	—
Travel Time to Work (in minutes)	25	24	31	30	27
Water Quality - Health Violations	—	—	—	—	—
Water Quality - Monitoring and Report Violations	—	—	—	—	—
Superfund Sites	0	0	30	63	2,438
Brownfield Sites	No	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

02451



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

02451



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

02451





Helpful Waltham Telephone Numbers

Waltham City Hall	781-314-3000
Animal Control	781-314-3596
Assessors Department	781-314-3200
Auditors	781-314-3220
Building Department	781-314-3275
City Clerk	781-314-3120
Council on Aging	781-314-3499
Emergency Management	781-314-3198
Fire Department, Non-emergency	781-314-3710
Fuel Assistance: Community Teamwork, Inc.	877-451-1082
Health Department	7810314-3305



Housing Authority	781-314-3380
Mayor's Office	781-314-3100
Parks & Recreation	781-314-3475
Police Department, Non-emergency	781-893-3700
<u>Public Library</u>	781-314-3425
Public Schools	781-314-5400
Public Works	781-314-3800
Recycling	781-314-3390
Streets	781-314-3855
Water and Sewer Division (Billing)	781-314-3855
Recreation Department	781-314-3475
Veteran's Memorial Rink	781-314-3474
Treasurer & Collector (Excise, Property)	781-314-3810
Veterans Services	781-314-3415



Weights & Measures	781-314-3865
Wires Department	781-314-3175
Utilities:	
National Grid	800-322-3223
Eversource	800-592-2000
Verizon	800-837-4966



TV Providers in Waltham, MA

Provider	Service Type	Channel Count	Customer Rating (out of 5)
Xfinity	Cable	260+	3.5
DIRECTV	Satellite	330+	3.7
Verizon	Fiber	425+	N/A
Astound Broadband powered by RCN	Cable	285+	3.9
DISH	Satellite	290+	3.8



Internet Providers in Waltham, MA

Provider	Service Type	Max Download Speeds up to	Customer Rating (out of 5)	Features	Area Availability
Xfinity	Cable	1,000 Mbps	3.5	Access millions of Wi-Fi hotspots throughout the US.	100%
Verizon	Fiber	940 Mbps	N/A	Fios Internet provides 99.9% network reliability.‡	100%
Viasat	Satellite	100 Mbps	3.9	Fastest residential satellite internet in the U.S.	100%
Astound Broadband powered by RCN	Cable	1,000 Mbps	3.9	Get the help you need with 24/7 customer support.	100%
HughesNet	Satellite	25 Mbps		Simple contracts and pricing	100%
Ultra	Cable	110 Mbps		Wide availability in rural areas	100%



<u>Utility Type</u>	<u>Company</u>	<u>Address</u>	<u>Telephone</u>
Electricity	NSTAR Electric	800 Boylston St. Boston	800-266-2278
Gas	Keyspan	One Beacon St Boston	800-539-7726
Telephone	Verizon	185 Franklin St Boston	800-870-9999
Public Works	Dept of Public Works	163 Lexington St Waltham	781-314-3800



your



Tips and trends for homeowners, buyers and sellers

Fences vs. Privacy Screens

Creating a private and comfortable outdoor space is a priority for many homeowners, but the dilemma often lies in choosing between a traditional fence and a contemporary privacy screen. What are the pros and cons of each?

WHICH IS RIGHT FOR YOU?



Fences



Privacy Screens

PROS

Security and boundaries: Fences are excellent for clearly defining property lines, providing a sense of safety and privacy.

Versatility: Available in various materials and styles, fences can complement any architectural design and landscaping.

A modern look: Privacy screens offer a contemporary and stylish solution, enhancing the overall appearance of your outdoor space.

Flexibility: Screens can often be moved or adjusted, allowing you to customize your privacy level based on the occasion.

CONS

Cost: Quality fencing can be expensive, especially for larger yards.

Maintenance: Wooden fencing may require periodic staining or painting, and all types can be susceptible to weathering over time.

Limited security: While screens offer privacy, they may not provide the same level of security and boundary reinforcement as a solid fence.

Weather vulnerabilities: Depending on the material, some privacy screens may be sensitive to harsh weather conditions, requiring replacement or repair.

Exterior Siding Options

Your home's siding doesn't just protect your home—it offers an additional exterior aesthetic that can make your property pop. Here are a few options for homeowners deciding which type of siding would work best for their property.



Vinyl siding

Vinyl siding is one of the most popular options for homeowners. It's cost-effective and comes in a wide range of colors and styles. Low maintenance, durability and excellent resistance to rot and insects make it an attractive option for homeowners.

Wood siding

Wood siding offers a classic, timeless appeal, bringing warmth and character to your home. While it demands more upkeep to preserve it, many homeowners find wood's unique aesthetic and eco-friendly nature well worth the effort.

Metal siding

Available in various finishes, including steel and aluminum, metal siding is sleek and highly resistant to fire and insects. It's ideal for those looking to add a contemporary touch to their residence.

Brick siding

Beyond its classic charm, brick offers excellent insulation and requires very little maintenance. While it may be a bit pricier upfront, the long-term benefits and durability make it a solid investment for homeowners who value enduring elegance.



BROUGHT TO YOU BY YOUR AGENT, A CERTIFIED RESIDENTIAL SPECIALIST



DO YOU KNOW SOMEONE WHO IS THINKING ABOUT BUYING OR SELLING A HOME? PLEASE MENTION MY NAME.

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Tips and trends for homeowners, buyers and sellers

Choosing the Best Patio or Deck Door

The type of deck or patio door you choose can significantly impact the aesthetics and functionality of accessing your outdoor space. Here are some of the most popular door styles to choose from.

Sliding doors

Sliding doors are a classic choice. They are space-efficient, making them an ideal option for smaller areas. Modern designs often feature sleek frames and energy-efficient glass for enhanced insulation.

French doors

French doors add a touch of sophistication. Their double-hinged design opens wide

to welcome fresh air and sunlight. With various materials and grid patterns available, French doors seamlessly blend classic charm with contemporary appeal.

Bi-fold doors

For those who desire a dramatic opening and a modern aesthetic, bi-fold doors are a great choice. These doors consist of multiple panels

that fold and stack neatly against one side, creating a wide and unobstructed entrance, and are perfect for maximizing natural light and creating a sense of openness.

Accordion doors

Similar to bi-fold doors, accordion doors provide a unique and stylish way to connect indoor and outdoor spaces. They fold back like an accordion, offering versatility in how much of the opening you want to expose. This design



is perfect for those seeking a customizable experience.

Lift and slide doors

Ideal for larger openings, lift and slide doors operate on a specialized

mechanism that makes them easy to open and close. With a secure and weather-resistant seal, these doors are perfect for homes in regions with variable weather.



THE GOLD STANDARD

Buying or selling a home can seem like an overwhelming task. A Certified Residential Specialist (CRS) can make the process easier—and more profitable. A CRS, with years of experience and success, will help you make smart decisions in a fast-paced, complex and competitive marketplace.

To earn the CRS Designation, residential real estate specialists must demonstrate outstanding professional achievements—including high-volume sales—and pursue advanced training in areas such as finance, marketing and technology. Contact your CRS today!

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- Massachusetts Association of Realtors
- National Association of Realtors
- Council of Residential Specialist
- The Institute for Luxury Home Marketing
- Sandler Sales Training
- Mike Ferry Agent Network & Business Planning
- Landlord & Property Management Certification
- eXp Realty National & Global Referral Network
- Bachelor of Science, Bentley University

REAL ESTATE CAREER ACHIEVEMENTS

- 2022 - Elected to eXp Realty Certified Mentor Program
- 2019 - Awarded Ninja Selling Leadership Institute Certificate
- 2017 - Awarded Ninja Selling Certificate - top 4% of agents
- 2014 - RE/MAX Platinum Club
- 2014 - MA Young Professionals Network Committee
- 2014 - Awarded RE/MAX Hall of Fame Membership
- 2013 - Council of Residential Specialist, Programs Chair
- 2012 - 2013 RE/MAX 100% Club
- 2012 - Ranked in the TOP 15 in RE/MAX New England
- 2011 - Massachusetts Association of Realtors, Technology Chair
- 2009 - Team leader ranked in the TOP 10 in RE/MAX New England; RE/MAX Platinum Club
- 2008 - RE/MAX 100% Club

More Support

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He is well-informed about the vagaries of the real estate market in general, and the localities he serves in particular. He buttressed his advice to me with factual data and statistics, and answered all the questions I threw at him. He knows the market and understands the psychology of selling and buying, the strategies he devised to market my house were canny and meticulous in detail. - Alice Morrish

Thanks again for helping me buy and sell my last home! I know that it was a tough market and I really think that we were able to get out from under the house because of your efforts and unique approach. More importantly, your help when we originally purchased the house made it financially possible for us to sell at the price we did. You kept your word with the "Love-it-or-leave-it" program - thanks! - Brian Chapman



Mike Hughes

Mike Hughes is a full-time agent who consistently employs traditional and new marketing techniques to benefit his clients and maximize their home value.

Mike offers the most comprehensive marketing system with aggressive follow-up, advanced technology and market analysis to place his clients ahead of their competition. This strong commitment and work ethic, coupled with his endearing personality, vast market knowledge and ready accessibility, make Mike the ultimate go-to resource for all your real estate needs. Mike is married to Jennifer F. Hughes, Ph.D, they have two children Eden and Henry Hughes.

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(617) 610-0716
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Individual commitment to a group effort - that is what makes a team work ...

- Vince Lombardi

Why hire a team ...

Joined together to increase and improve the client experience and ultimately the success of the sale. The Mike Hughes Team is designed to leverage individual strengths to collectively benefit the home buyer or seller. By leveraging a team approach, we are able to be in multiple places at once while professionally managing the countless behind-the-scene activities require to help our buyers find great value or maximize our seller's greatest asset.

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It was a pleasure working with you ... we followed your suggestions to the letter, and that's the reason for the very successful sale.

- Maureen Bonazoli

Thanks for introducing us to the area and helping us find the right place. I know that we looked at a ton of property and you really helped us keep priorities in mind. Obviously, we didn't expect to move so soon after the purchase - everything from your professional stager and photos to online promotion placed us ahead of the competition. We're thrilled that you were able to help us sell so quickly.

- Mark & Amanda Huefner