



16 Battle Green Road, Lexington, Massachusetts

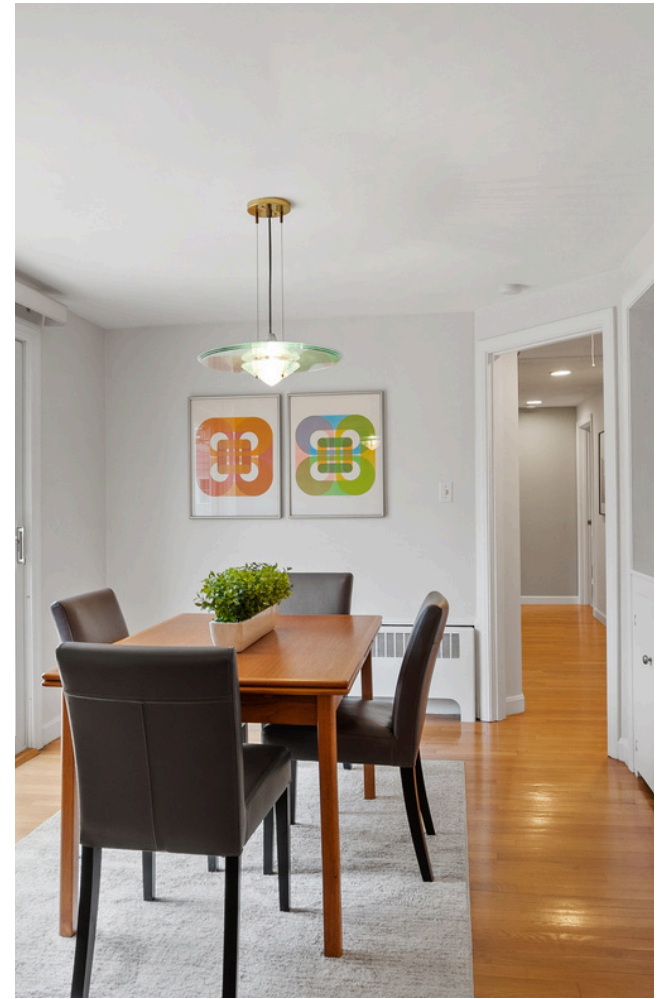


# 16 Battle Green Road *Lexington, Massachusetts*

This lovingly maintained ranch sits on a half-acre level lot within walking distance of Hastings Elementary School, Hayden Recreation Center, Athletic Fields, Lincoln Park & Minuteman National Park. Inside you are greeted by a spacious formal living room, complete with hardwood floors, a wood burning fireplace, and a large south-facing bay window to let in ample amounts of sunlight. Adjacent is the kitchen that flows seamlessly into your formal dining room which has glass sliding doors to bring you out onto the oversized deck, overlooking the beautifully landscaped yard. Down the hall you will find a full bathroom and 3 lovely bedrooms with plenty of windows and closet space. On the main floor you will also find a large versatile room functioning as either a family room, office or guest room. Head downstairs to find even more living space with a full bathroom, and a generous amount of storage space. This sun-lit, south facing home boasts impeccable landscaping, with the perfect location for those looking to experience all that Lexington has to offer.



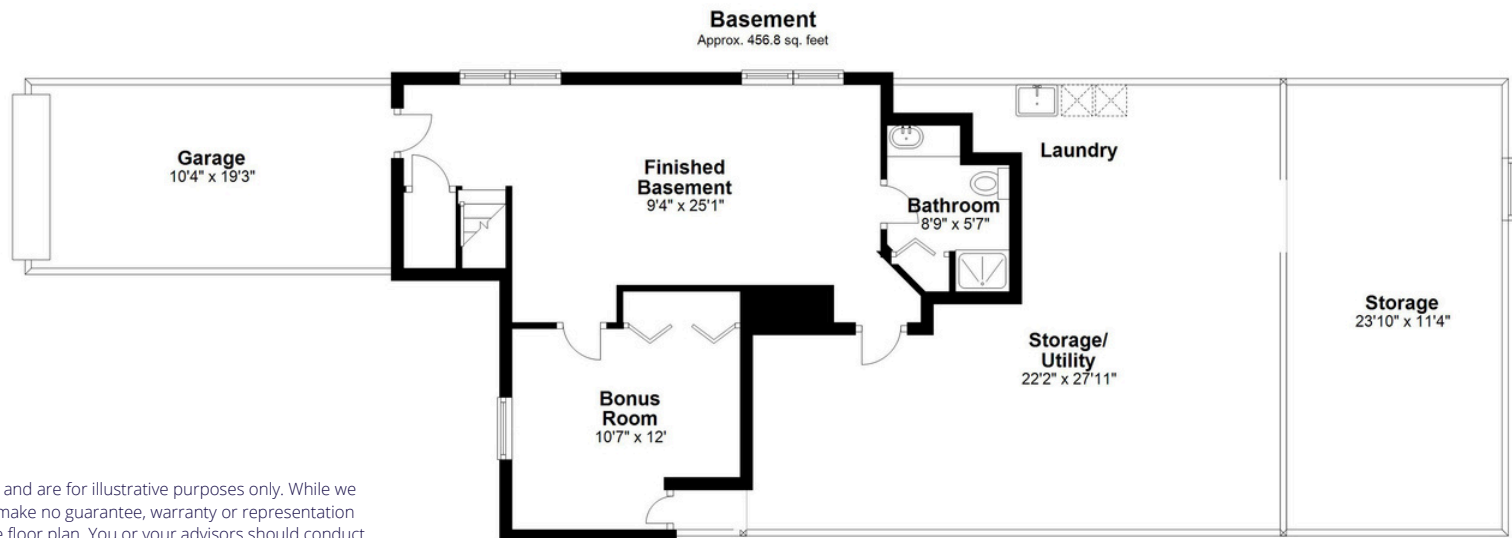








# Floor Plans



**FLOOR PLAN CREATED BY**  
Madore Photography

**Disclaimer:**

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

# Presenting 16 Battle Green Road, Lexington, Massachusetts

## OVERVIEW

Style	Ranch
Year Built	1953
Rooms	8
Bedrooms	3
Baths	2 Full
Lot Size	0.52 Acres (22,651 Sq. Ft.)
Living Area	2,007 Sq. Ft. on 2 Finished Levels

## STRUCTURE

Color	Brown
Exterior	Vinyl, Shingles/Clapboard
Roof	Asphalt - Single Layer (2009)
Driveway	Paved
Foundation	Poured Concrete
Floors	Hardwood, Tile, Wall to Wall Carpet
Basement	Full, Finished
Garage	1-Car, Under
Windows	Thermo
Deck	Yes
Fireplace	Yes

## SERVICES

Heat / Fuel	Forced Hot Water/ Oil
Heat Zones	2 Zones
Electric	100 Amp, Circuit Breakers
Hot Water	40 Gallon Tank (2014)
Water	Town
Sewage	Town

## FINANCIAL AND LEGAL

Zoning	Residential
Book / Page	25055 / 304
Assessment	\$1,176,000
Taxes (2024)	\$14,406
Elementary School	Lexington*
Middle School	Lexington*
High School	Lexington High School

\*Check with School Administration to confirm school assignments.

## AMENITIES

Stove - 4-Burner Electric, Samsung  
Refrigerator - LG  
Dishwasher - Bosch  
Disposal - Yes

## INCLUSIONS

Refrigerator, Washer, Dryer

## DISCLOSURES

See Seller's Disclosure.



## QR CODE FOR PROPERTY DOCUMENTS



Listed for \$1,180,000

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