

1090 WALNUT STREET

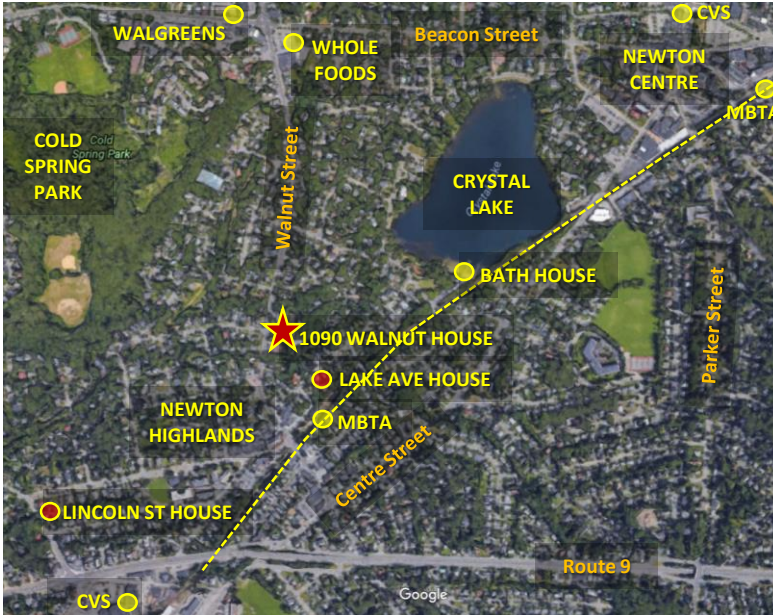
Newton Highlands, MA

Specialized Housing Inc.

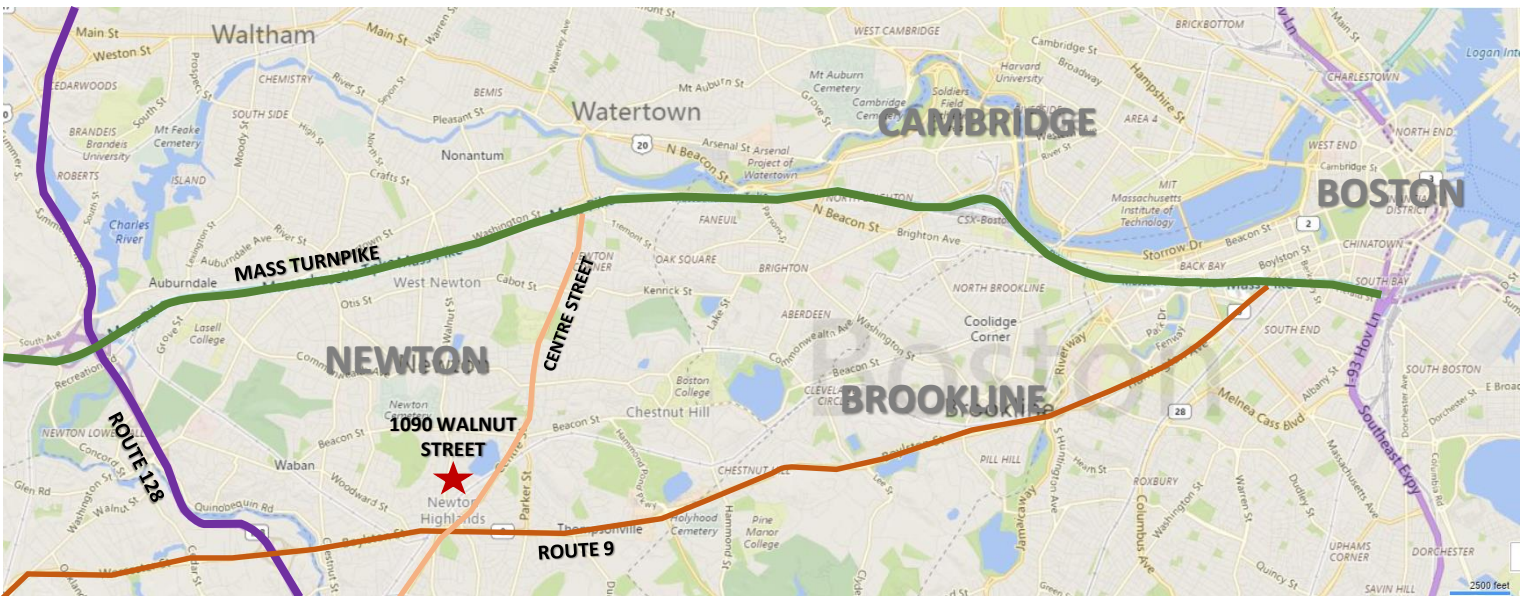
Residence



Front elevation of house facing Walnut Street



Newton Highlands Area



SAFE LOCATION

- Newton Highlands village center (4 min. walk)
- Community with 2 other SHI houses nearby [20 additional peers in Lake Avenue house (3 min. walk) and Lincoln Street house (7 min. walk)]
- Access to MBTA Green Line (4 min. walk)
- Route 59 bus on Walnut St. connects to Needham, Newton Public Library, City Hall, Newtonville [Star Mkt./CVS] and Watertown Sq.
- Walking distance to Whole Foods / Walgreens
- Proximity to Crystal Lake & Cold Spring Park

COMMUNITY STRUCTURE / COMMITMENT

- Seeking to fill house with 10 families total [currently 9 families (6 from Riverview School)]
- Mix: 5 female residents / 4 male residents
- Requires assessment and recommendation by SHI to ensure compatibility
- Estimated total acquisition and development costs = \$3.3M
- Average final buy-in per family = \$330,000 (One remaining condo priced at \$320,000)
- Anticipated SHI monthly fee = \$2,350(+/-), can be partially offset by government benefits (includes staffing, utilities, maintenance, capital expend.)

AVAILABILITY

Construction completed in early September; Fully staffed and occupied by residents as of mid-September 2018.

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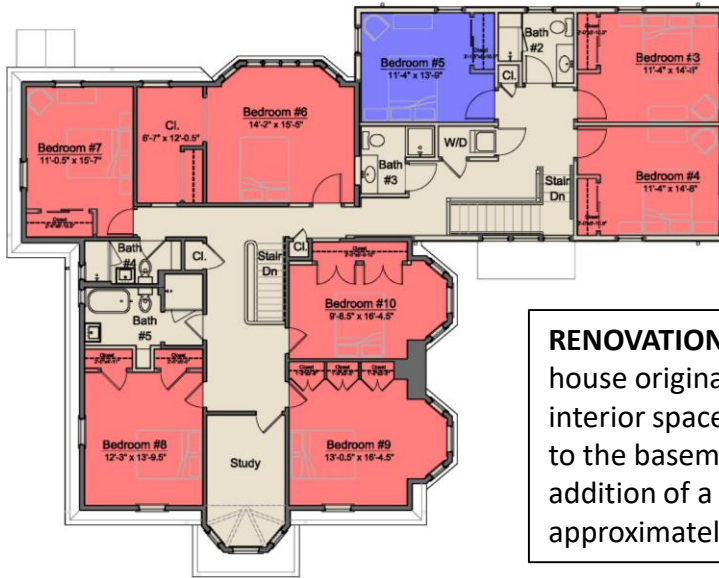
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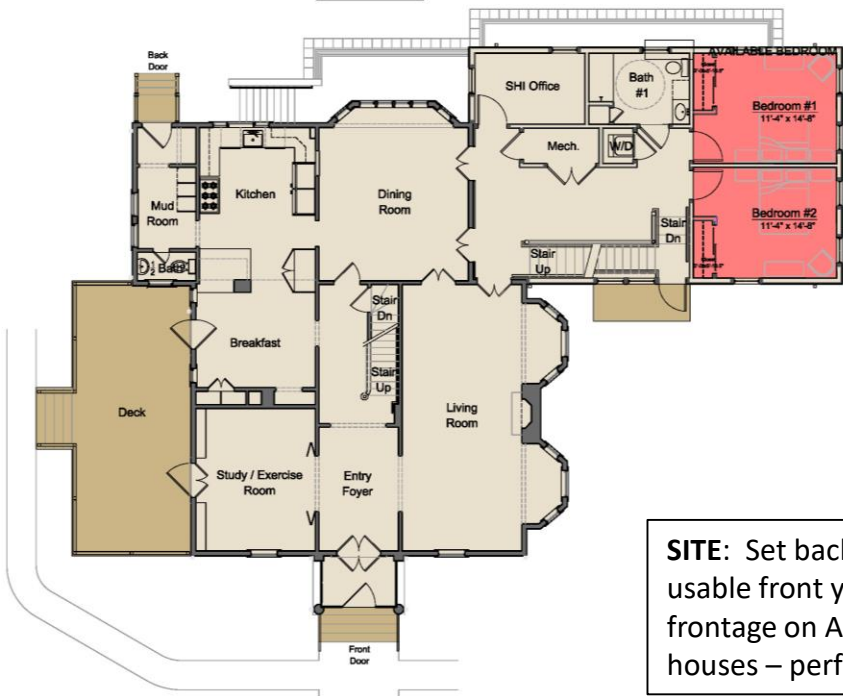
Residence



Newly renovated house with addition – interior and exterior spaces



RENOVATION / ADDITION: This beautiful Second Empire style house originally consisted of 3,218 square feet of finished interior space on the first and second floors. With renovations to the basement to accommodate staff apartments and the addition of a two-story bedroom wing, this home now has approximately 5,158 square feet of finished space.



SITE: Set back 85' from Walnut Street with a newly-graded usable front yard and outdoor deck. The house also has frontage on Allen Terrace, a dead-end side street with just 4 houses – perfect for parking and pick-up & drop-off.

FOR MORE INFORMATION, PLEASE CONTACT: Michael Caballero at Specialized Housing Inc.
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