



\$ 2,560,000



22 Garfield Rd, Belmont, MA 02478

- » Beds: 4 | Baths: 3 Full, 1 Half
- » MLS #: 73581804
- » Single Family | 4,022 ft² | Lot: 12,614 ft²
- » More Info: [22GarfieldRd.IsForSale.com](https://www.22GarfieldRd.IsForSale.com)



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Beautifully renovated and warm, this classic c.1936 center-entrance Colonial is nestled at the end of a quiet way on a 12,614 SF lot. Offering 4,022 SF of beautiful, functional living space on four levels, the flexible floor plan easily adapts to changing needs with 4-5 bedrooms and multiple options for home offices, guests, au pair, extended family or home business. A significant renovation by the current owners transformed the heart of the home, creating a gorgeous chef's kitchen with high-quality solid wood cabinetry, quartz counters, pantry and Thermador and Bosch appliances, opened up to the dining room and flowing into the spacious family room with a vaulted ceiling and majestic stone wood-burning fireplace as its centerpiece. The reconfigured rear entry is now home to a functional mudroom and stylish powder room. An inviting living room and serene sunroom complete the first floor. The primary suite features a private bath and walk-in closet. The third-floor suite offers a bedroom, full bath and sitting room easily converted to a 5th bedroom. The lower level includes a bright, large recreation room with oversized windows, plus another finished room with a wood-burning fireplace, recently used as a gym and offering many possibilities, including a home theater. Thoughtful, future-ready improvements include energy-efficient heat pumps providing heating and air conditioning, heat pump hot water, owned rooftop solar and EV

