



MLS # 72885640 - Coming Soon
Single Family - Detached

11 Ocean Street
Boston, MA: Dorchester's Ashmont, 02124
Suffolk County
 Style: **Victorian**
 Color: **Grey**
 Grade School: **BPS**
 Middle School: **BPS**
 High School: **BPS**
 Handicap Access/Features:
 Directions: **Welles to Ocean**

List Price: **\$1,095,000**
 Total Rooms: **10**
 Bedrooms: **4**
 Bathrooms: **3f 0h**
 Master Bath:
 Fireplaces: **1**

Remarks

This meticulously renovated single family home is truly a rare offering on one of Boston's premier streets. Atop Ashmont Hill, set on a massive 10,000+ sf lot sits this incredible gem. High ceilings, abundant natural light throughout, modernized layout & tasteful updates, plus a large, peaceful, private yard... Just steps to some of Boston's best restaurants & the rapidly developing Ashmont Square - just 2 mins from Ashmont T stop! Main living level offers updated eat-in kitchen w/ Viking appliances, pantry, & adjacent mudroom. Large dining room w/ fireplace, plus library/office, additional formal living room & full, updated bathroom on first floor. Up a modern, open staircase to a loft-like family room plus 2 bedrooms (one w/ Juliette balcony overlooking yard), a full bathroom, spectacular studio space & laundry room. Third floor w/skylights, 2 additional bedrooms & modern, bright bathroom. Off street parking. This house really is a must see!

Property Information

Approx. Living Area: **2,986 Sq. Ft.** Approx. Acres: **0.24 (10,500 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **3 Hot Water Radiators, Gas** Parking Spaces: **3 Off-Street**
 Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:
 Living Area Disclosures:
 Disclosures: **Real estate tax listed includes residential exemption.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X20	-
Dining Room:	1	15X14	-
Family Room:	2	13X21	-
Kitchen:	1	15X20	-
Master Bedroom:	2	13X12	-
Bedroom 2:	2	13X16	-
Bedroom 3:	3	13X14	-
Bedroom 4:	3		-
Bath 1:	1		-
Bath 2:	2		-
Bath 3:	3		-
Laundry:	2		-
Mud Room:	1	5X14	-
Office:	1	13X11	-
Workshop:	2	13X13	-

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, Marina, Private School, Public School, T-Station, University, Other (See Remarks)**
 Basement: **Yes Full, Bulkhead**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Clapboard**
 Exterior Features: **Porch, Patio, Balcony**
 Flooring: **Hardwood**
 Foundation Size:
 Foundation Description: **Fieldstone**
 Hot Water: **Natural Gas**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Sewage District: **BWS**
 Terms: **Contract for Deed**
 Utility Connections: **for Gas Range, for Gas Dryer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions: **Art on stairway wall.**
 Facing Direction: **West**
 Green Certified: **No**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty
 Features:
 Year Built: **1910** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **1704908000**
 Assessed: **\$859,400**
 Tax: **\$4,831** Tax Year: **2021**
 Book: **09029** Page: **31**
 Cert:
 Zoning Code: **RES**
 Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
 Facilitator: **1**
 Compensation Based On: **Net Sale Price**

Office/Agent Information

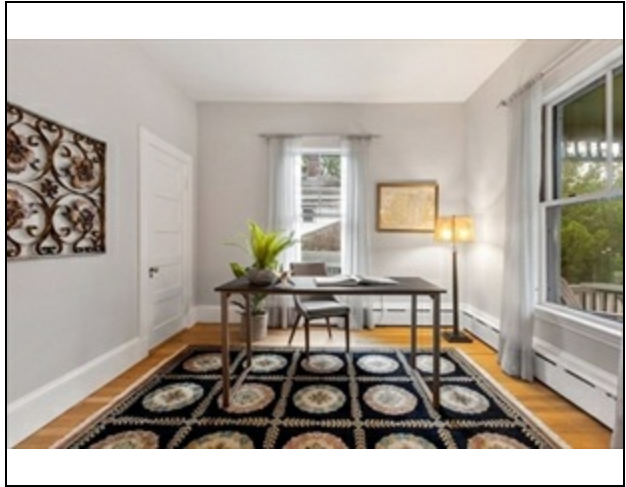
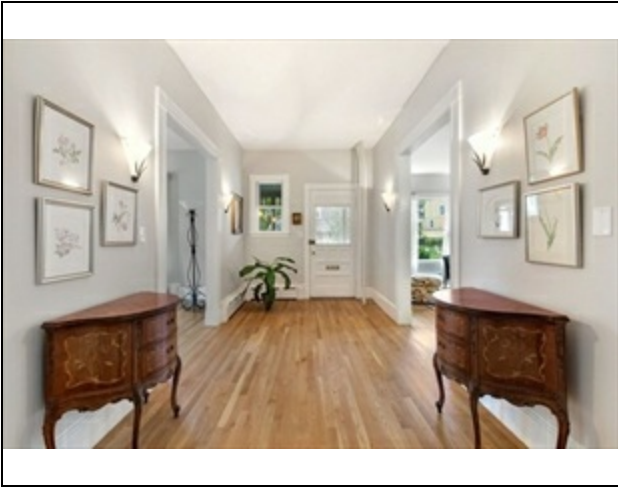
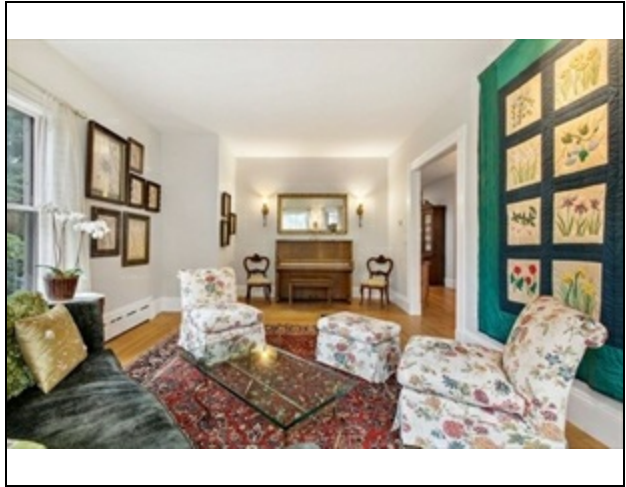
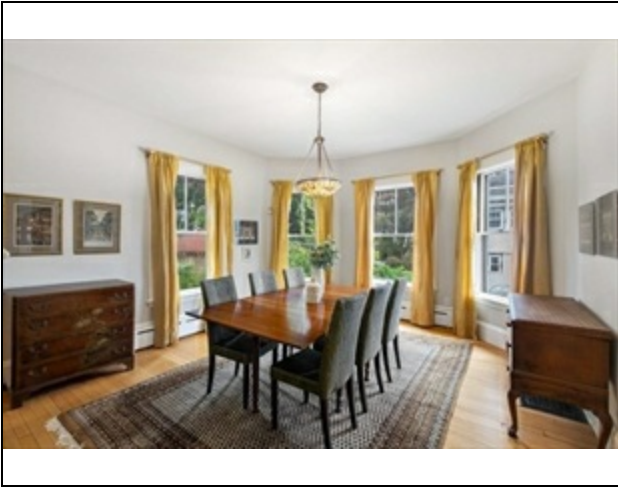
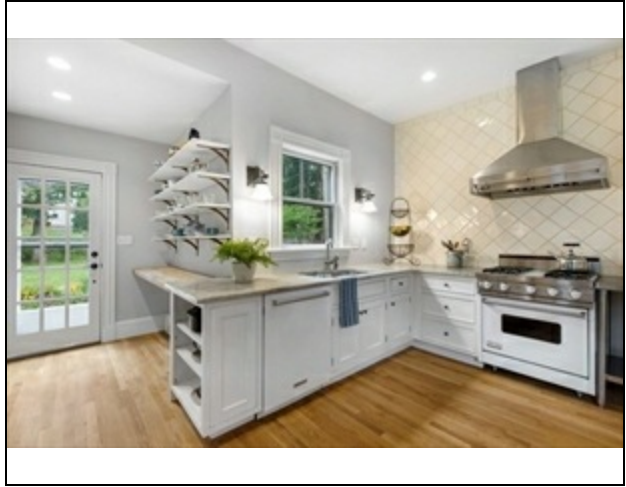
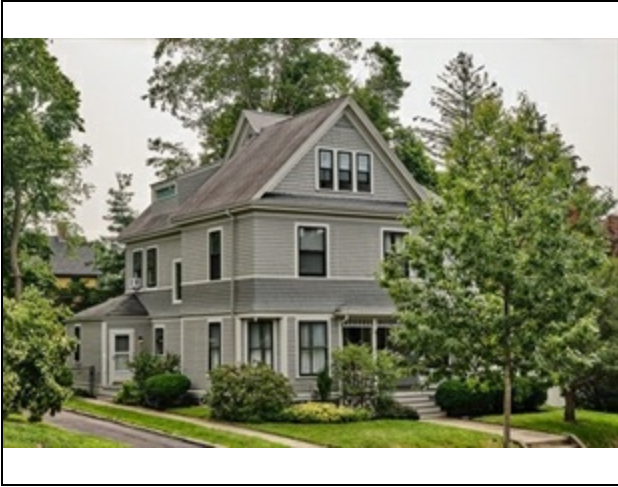
Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800
 Listing Agent: **ResCo Team (617) 817-1813**
 Team Member(s): **Timothy Deihl (617) 817-1813**
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Property is not available for showings**
 Showing: Facilitator: **Property is not available for showings**
 Special Showing Instructions: **Property is not available for showings**

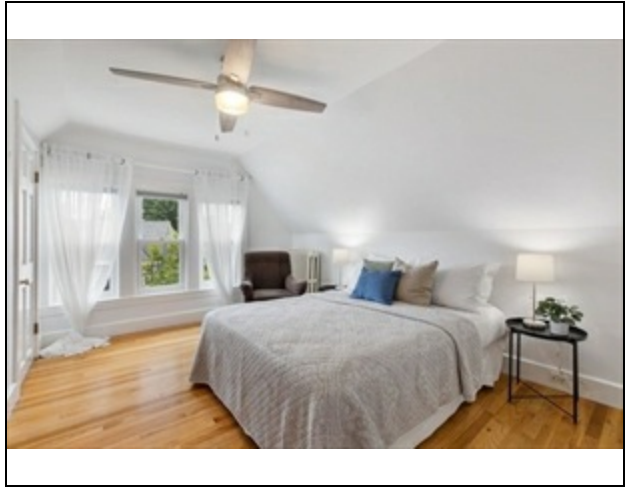
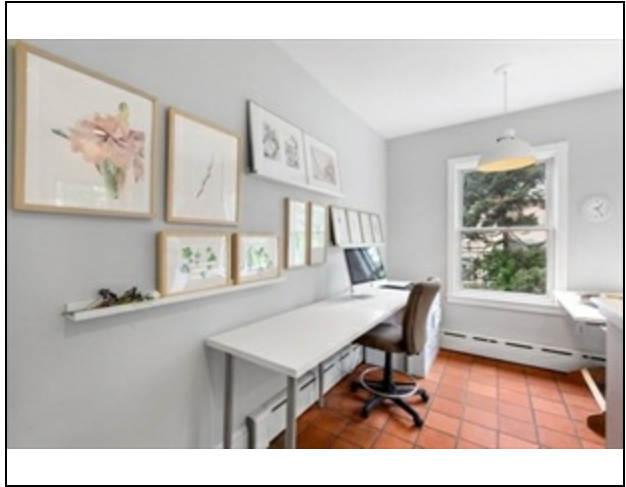
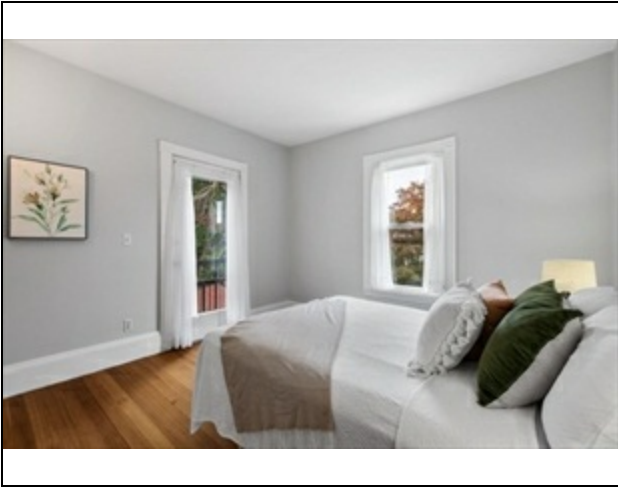
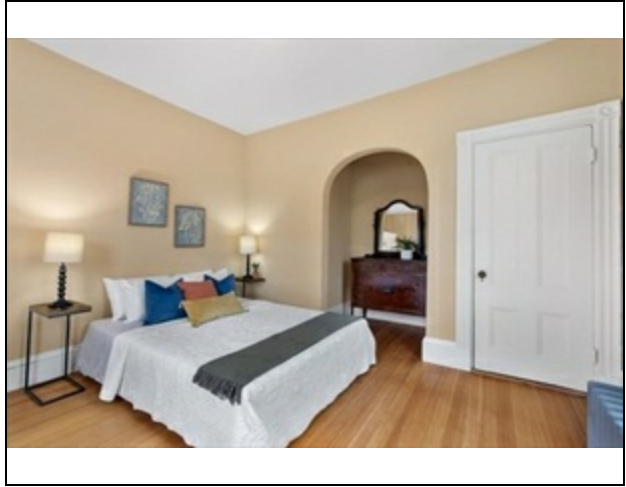
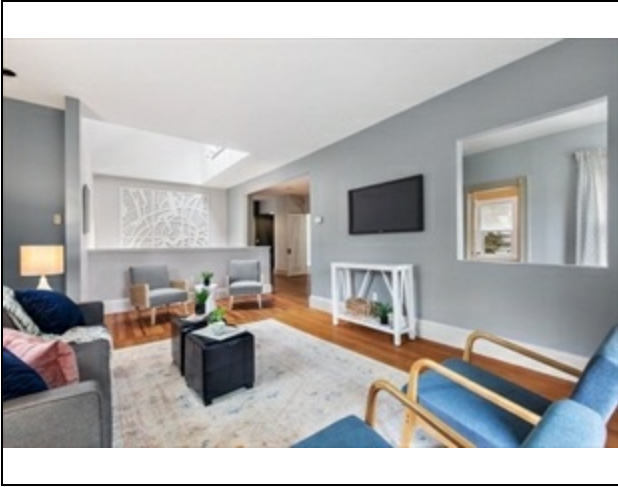
Firm Remarks

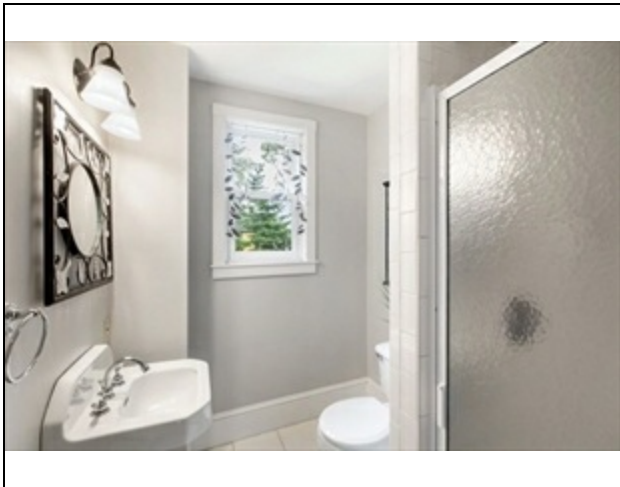
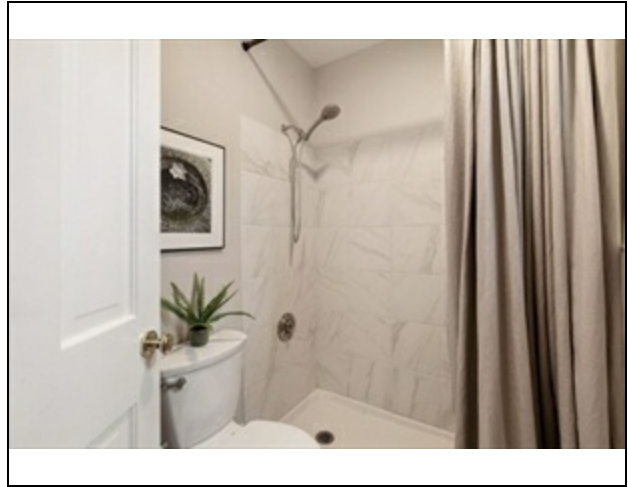
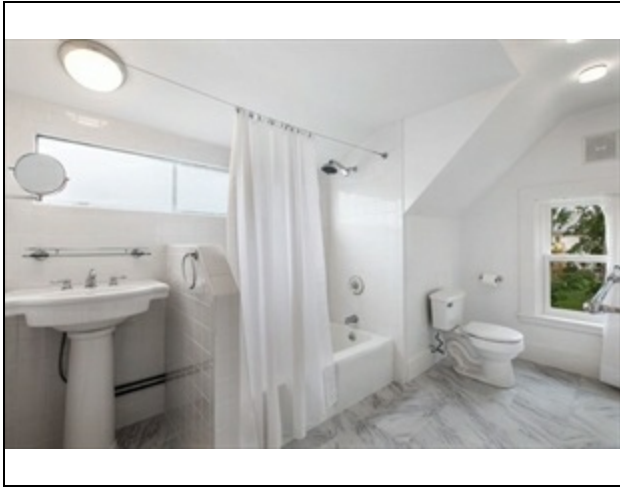
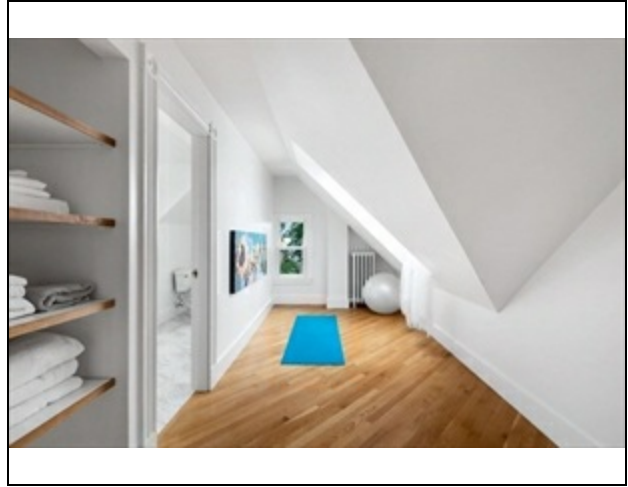
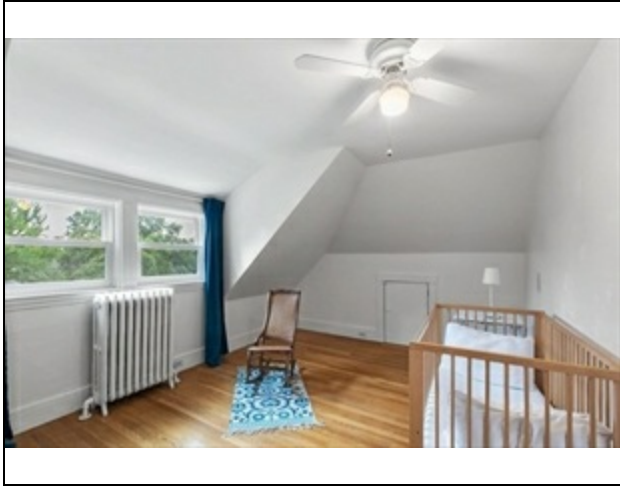
Property to be listed and active on 9/7/21.

Market Information

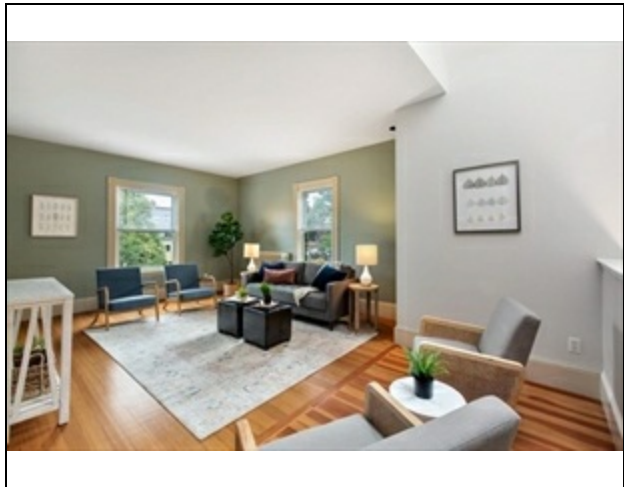
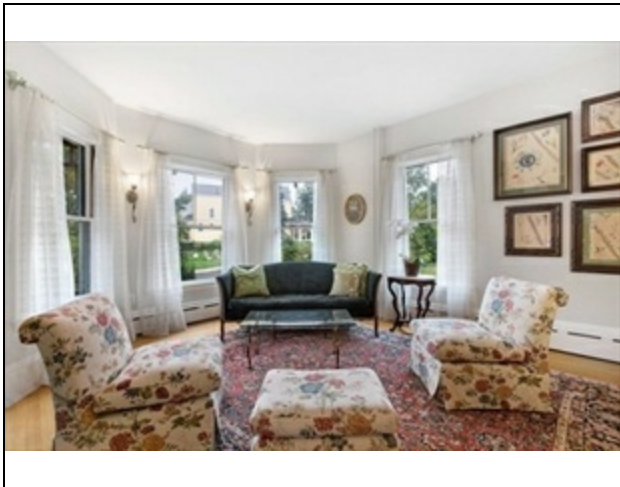
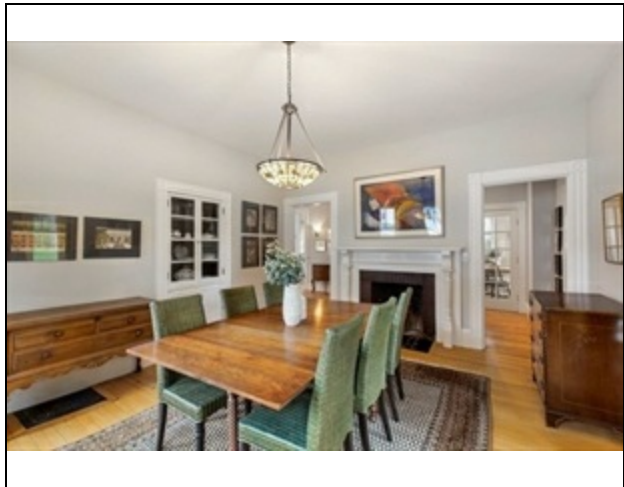
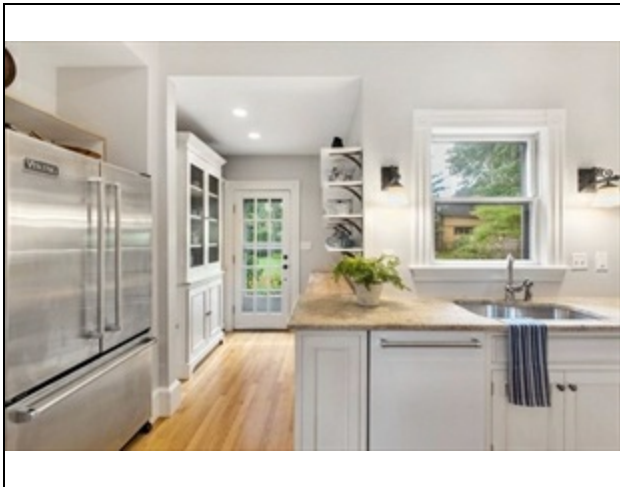
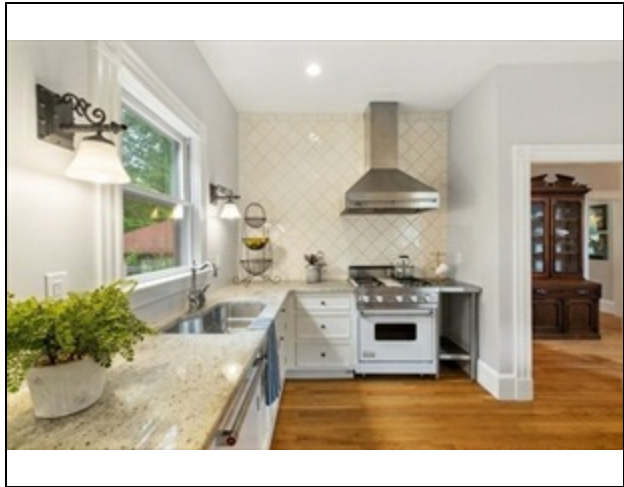
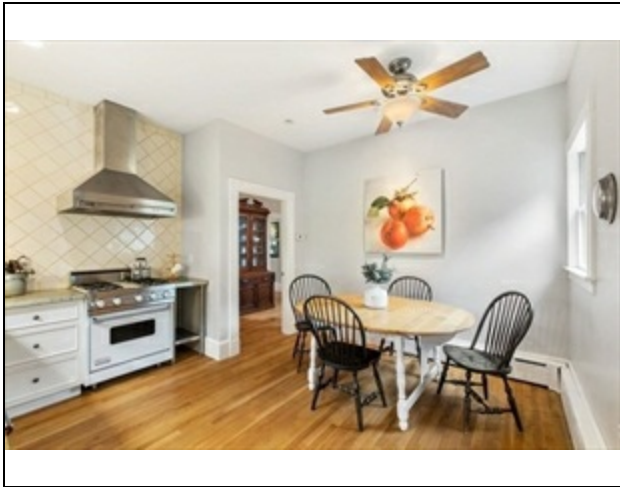
Active List Date: **9/7/2021**
 Days on Market: Property has been on the market for a total of **0** day(s)
 Expiration Date:
 Original Price:
 Off Market Date:
 Sale Date:
 Listing Market Time: MLS# has been on for **0** day(s)
 Office Market Time: Office has listed this property for **0** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:

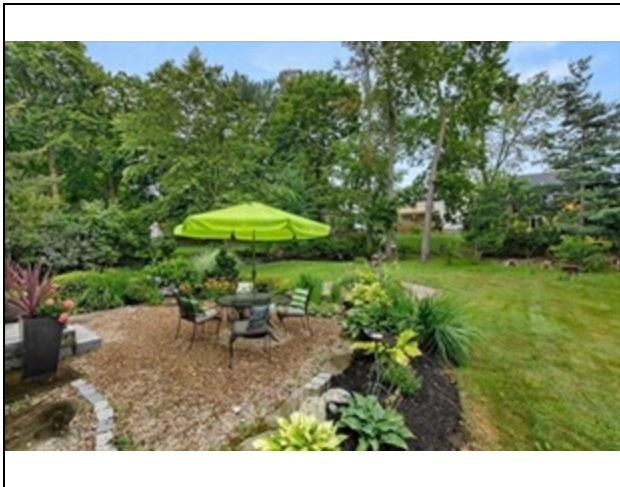
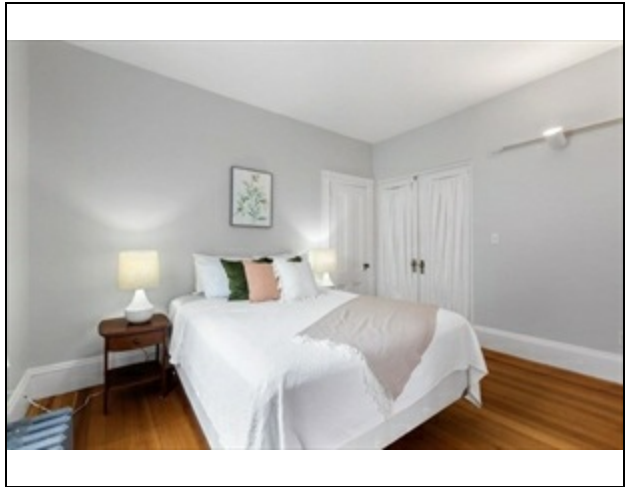
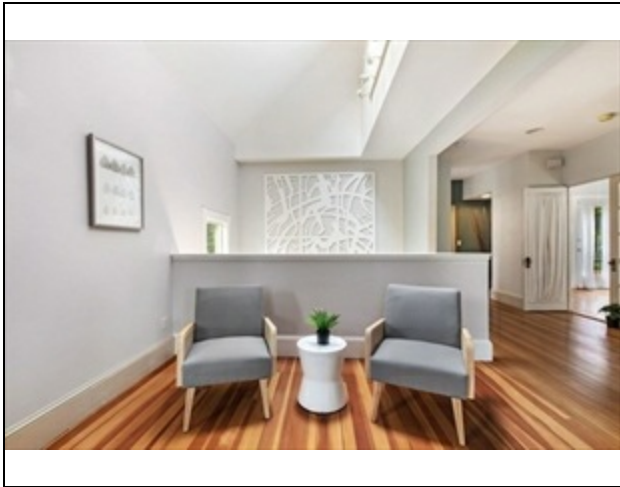












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List Price: \$1,095,000

