

Living Room

## MLS # 73122142 - New Condo - Townhouse, Duplex

16 N Stone Mill Drive - Unit 1024  
Dedham, MA 02026  
Norfolk County

List Price: **\$425,000**

Unit Placement: **Upper**  
Unit Level: **2**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Available: **Yes - Private**  
Handicap Access/Features:  
Directions: **Oakland Terrace to North Stone Mill Drive.**

Total Rooms: **4**  
Bedrooms: **2**  
Bathrooms: **2f 0h**  
Main Bath:  
Fireplaces: **1**  
Approx. Acres:

### Remarks

**Incredible opportunity to purchase in the popular Mother Brook Association. Upper duplex 2BR / 2 BA unit w/ private deck & incredible views of the river, plus attached garage parking & additional outdoor parking space! Main level offers open, modern kitchen, dining and living room w/ fireplace & deck overlooking the river. Large bedroom & adjacent full bathroom, perfect for guests, roommate or office. Upstairs is a private suite w/ wall of windows & river views. Private, en suite bathroom, plus 2 large closets. In unit laundry, central AC, high ceilings, loads of sunlight... Truly a great home ready for your finishing touches! Association offers indoor heated pool, function room w/ beautiful fireplace & kitchen, tennis courts, walking paths & so much more. Location can't be beat, as you're barely a mile to Dedham Square & all of the fantastic amenities/restaurants, plus easy access to Legacy Place (only +/- 7 min drive!). Just about a mile to Readville Commuter Rail. Don't miss out!**

### Property Information

Approx. Living Area Total: **1,344 SqFt (\$316.22/SqFt)**  
Approx. Above Grade: **1,344 SqFt**  
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**  
Approx. Below Grade:

Living Area Source: **Field Card**  
Levels in Unit: **3**

Heat Zones: **Forced Air, Gas**

Cool Zones: **Central Air**

Parking Spaces: **1 Off-Street**

Garage Spaces: **1 Under, Garage Door Opener, Assigned**

Disclosures: **Taxes estimated, please verify with town. Currently tenanted thru 8/31/23.**

### Complex & Association Information

Complex Name:

Units in Complex: **87** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$707 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court, Exercise Room, Sauna/Steam, Clubroom, Extra Storage, Refuse Removal**

Special Assessments: **Unknown**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	-	-
Dining Room:	1	-	-
Kitchen:	1	-	-
Main Bedroom:	2	-	-
Bedroom 2:	1	-	-
Bath 1:	1	-	-
Bath 2:	2	-	-
Laundry:	2	-	-

### Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**

Association Pool: **Yes Indoor, Heated**

Basement: **No**

Beach: **No**

Construction: **Frame**

Exterior: **Clapboard**

Exterior Features: **Deck**

Flooring: **Tile, Wall to Wall Carpet, Bamboo**

Hot Water: **Natural Gas**

Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range**

Waterfront: **Yes River**

Water View: **Yes River**

### Other Property Info

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: **Unknown** Warranty Features: **No**

Year Built/Converted: **1988**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

### Tax Information

Pin #: **4248**

Assessed: **\$374,700**

Tax: **\$4,802** Tax Year: **2023**

Book: **35706** Page: **0375**

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) 825-0800

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: **Appointment Required**

Showing: Facilitator: **Appointment Required**

Special Showing Instructions: **Email thru MLS or DeihlRE@gmail.com for all showing requests.**

### Market Information

Listing Date: **6/7/2023**

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date:

Original Price: **\$425,000**

Off Market Date:

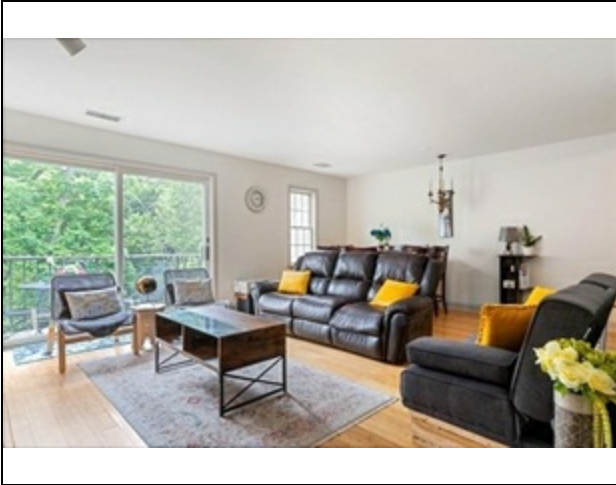
Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)

Office Market Time: Office has listed this property for **1** day(s)

Cash Paid for Upgrades:

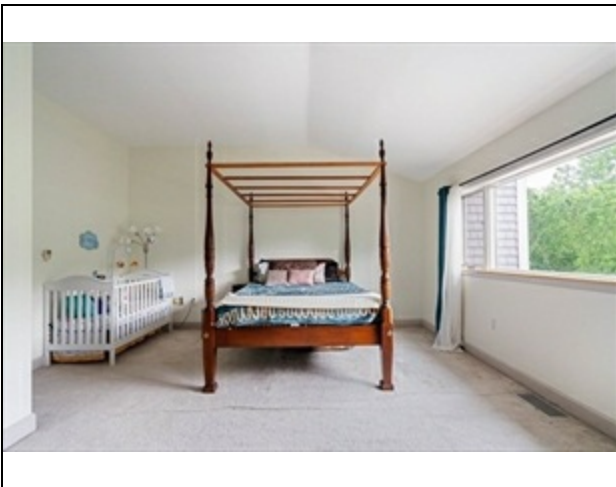
Seller Concessions at Closing:



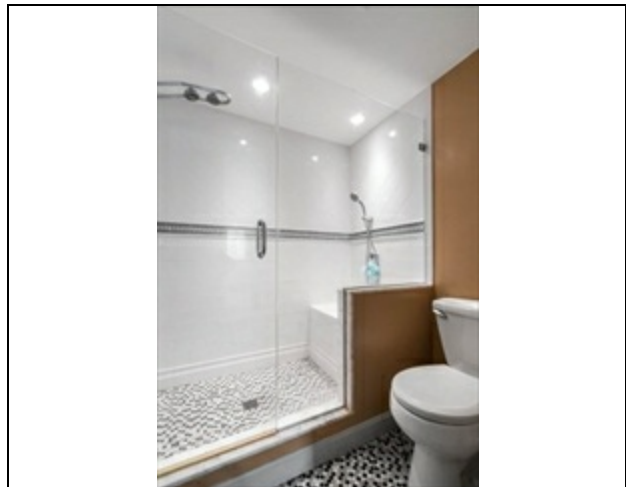
**Living Room**



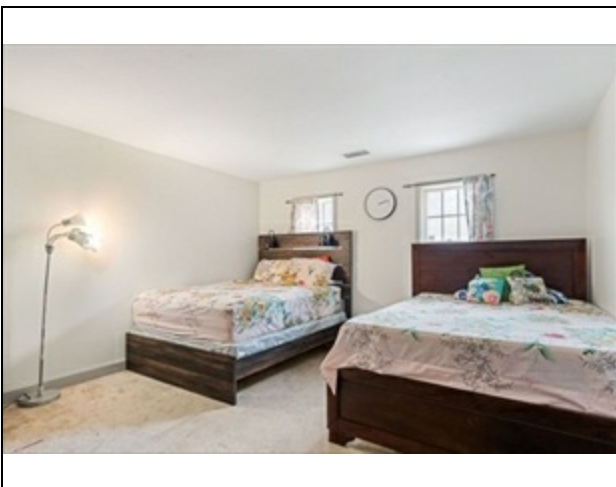
**Kitchen**



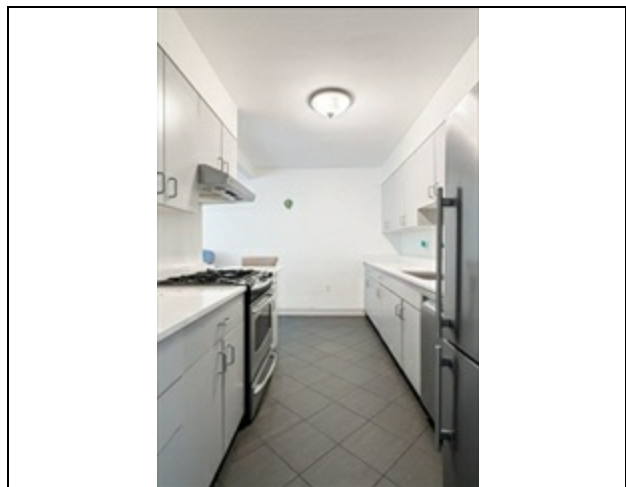
**Bedroom**



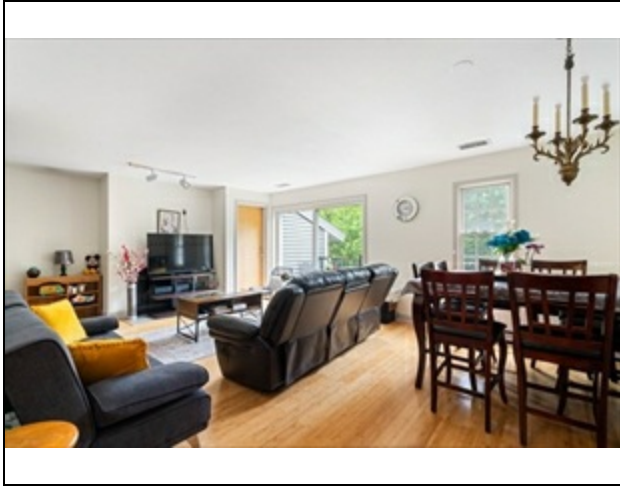
**Bathroom**



**Bedroom**



**Kitchen**



**Living/Dining Room Combo**



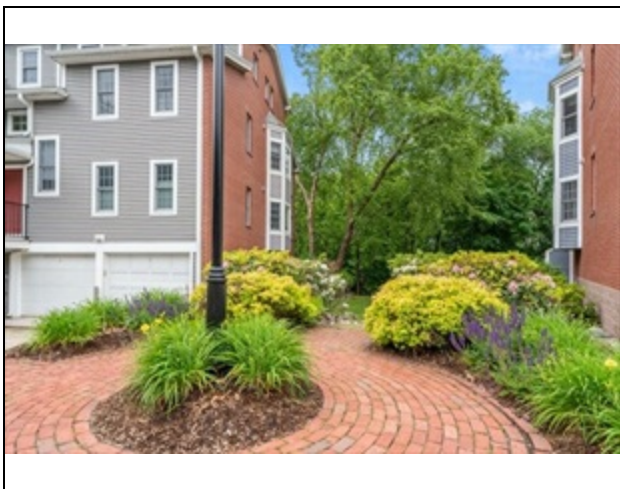
**Deck**



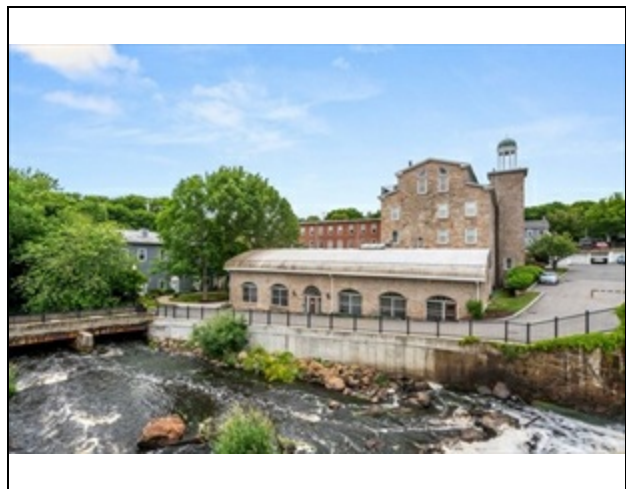
**Exterior - Front**



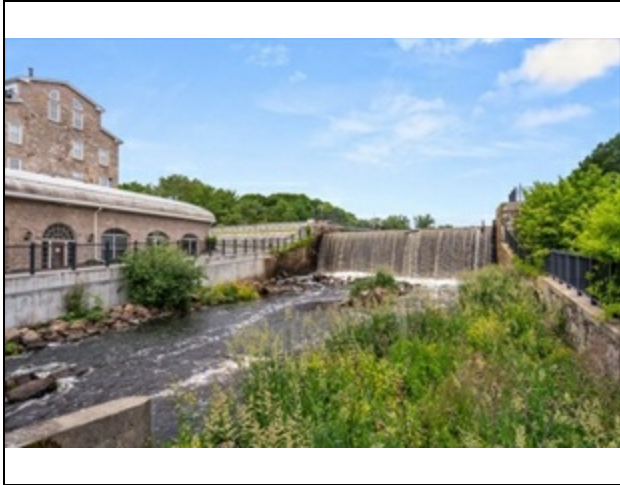
**Tennis Court**



**Exterior - Side**



**Water View**



**Water View**



**Floor Plan**



**Floor Plan**