



**MLS # 73038526 - Price Changed  
Single Family - Attached**

**288 Lexington Street  
Boston, MA: East Boston, 02128  
Suffolk County**

List Price: **\$649,000**

Style: **Other (See Remarks)**

Total Rooms: **6**

Color: **Cream**

Bedrooms: **3**

Grade School: **BPS**

Bathrooms: **1f 1h**

Middle School: **BPS**

Main Bath: **No**

High School: **BPS**

Fireplaces: **0**

Approx. Acres: **0.03 (1,386 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Directions: **Meridian Street to Lexington Street**

**Remarks**

**Wonderful single family opportunity with spacious and private back yard, just a quick walk to the Blue Line and newly renovated American Legion and Condor Beach Parks. Open main floor layout, with sunny living room and adjacent newly renovated full laundry room. Upstairs are two bedrooms, plus a beautifully finished new full bathroom. Lower level offers large, finished living area with kitchen space, plus walk out to full, fenced in yard. Newer roof & boiler! Don't miss out on this wonderful opportunity in a rapidly evolving corner of East Boston!**

**Property Information**

Approx. Living Area Total: **1,508 SqFt**

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

Living Area Source: **Other**

Approx. Above Grade: **1,508 SqFt**

Approx. Below Grade: **250 SqFt**

Living Area Disclosures: **Bonus basement living area estimated.**

Heat Zones: **1 Hot Water Baseboard, Gas**

Cool Zones: **2 Wall AC**

Parking Spaces: **0 On Street Permit**

Garage Spaces: **0**

Disclosures: **Taxes do not include residential exemption of \$3305. Property currently shows as a 2BR plus finished basement. PR shows 2 bathrooms, but 1.5 existing bathrooms.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	-	-
Dining Room:	1	-	-
Kitchen:	1	-	-
Main Bedroom:	2	-	-
Bedroom 2:	2	-	-
Bedroom 3:	2	-	-
Bath 1:	1	-	-
Bath 2:	B	-	-
Laundry:	B	-	-

**Features**

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

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Marina, Private School, Public School, T-Station**

Basement: **Yes Full, Finished, Walk Out, Interior Access**

Beach: **Yes Harbor**

Beach Ownership: **Public**

Construction: **Frame**

Exterior: **Brick, Stucco**

Exterior Features: **Storage Shed, Fenced Yard**

Flooring: **Wood, Tile**

Foundation Size:

Foundation Description: **Other (See Remarks)**

Hot Water: **Natural Gas**

Lot Description: **Other (See Remarks)**

Road Type: **Public**

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:

Facing Direction: **Southeast**

Home Own Assn: **No**

Lead Paint: **Unknown**

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

Year Built: **1900** Source: **Public Record**

Year Built Description: **Approximate**

Year Round:

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

Lender Owned: **No**

**Tax Information**

Pin #: **0100240000**

Assessed: **\$512,700**

Tax: **\$5,622** Tax Year: **2023**

Book: **56316** Page: **240**

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 Tim Deihl at DeihlRE@gmail.com for all showing requests.**

**Market Information**

Listing Date: **9/20/2022**

Days on Market: Property has been on the market for a total of **21** day(s)

Expiration Date:

Original Price: **\$699,000**

Off Market Date:

Sale Date:

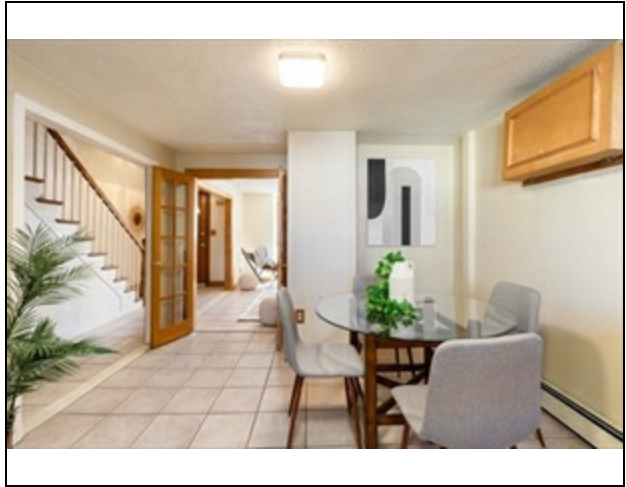
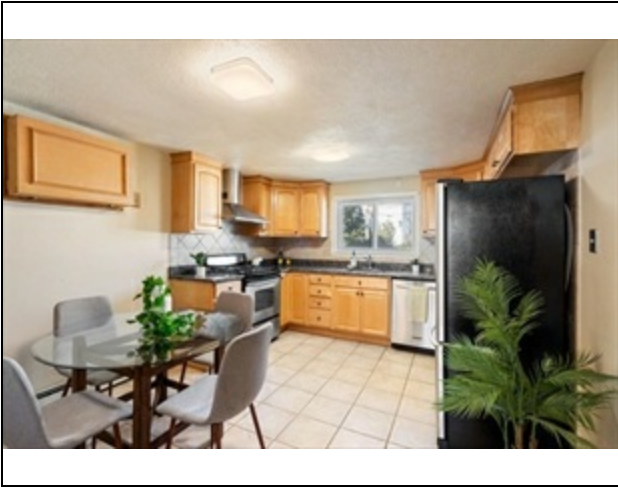
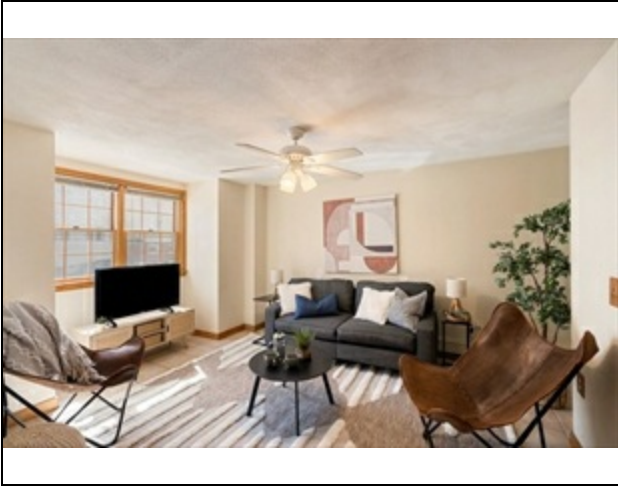
Listing Market Time: MLS# has been on for **21** day(s)

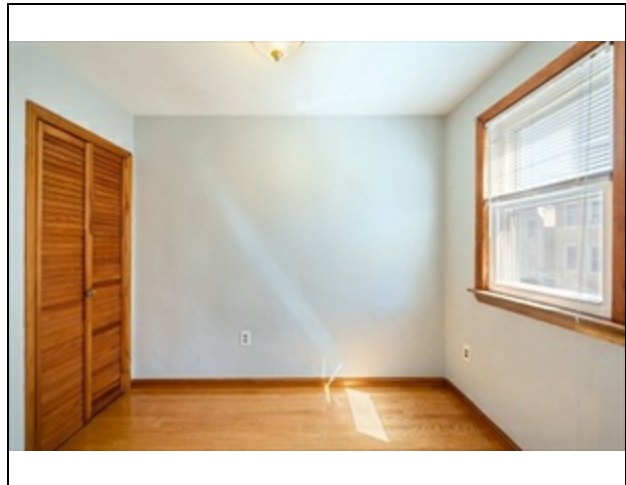
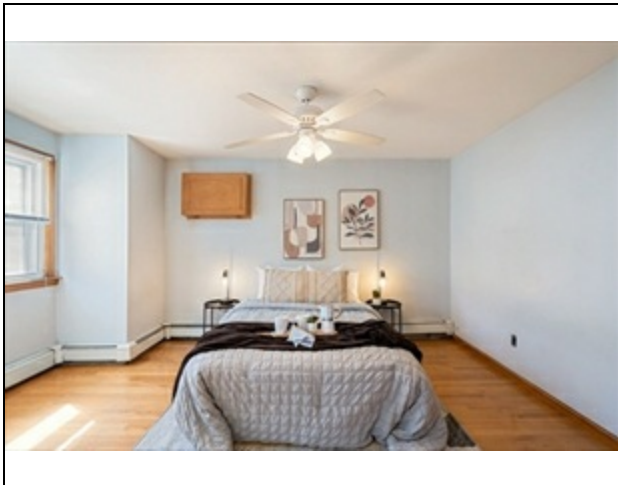
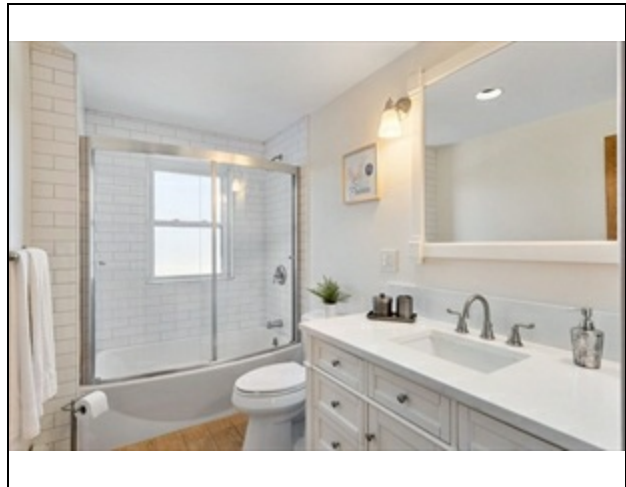
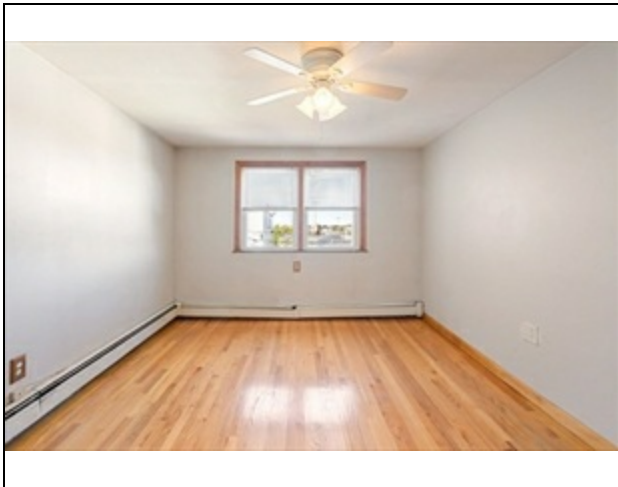
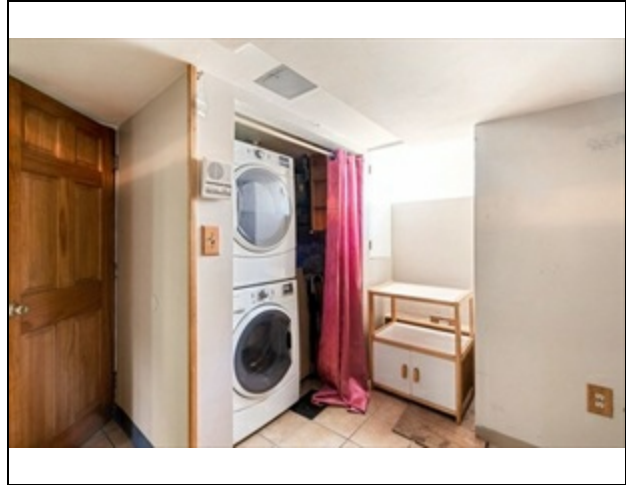
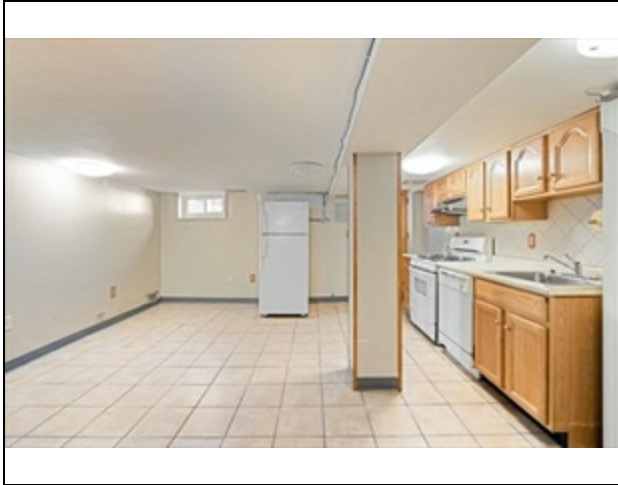
Office Market Time: Office has listed this property for **21** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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