



Living Room

MLS # 73111950 - New Single Family - Detached

9 Fox Point Road
Boston, MA: Dorchester's Savin Hill, 02125
Suffolk County
Style: **Cape**
Color: **White**
Grade School: **BPS**
Middle School: **BPS**
High School: **BPS**
Approx. Acres: **0.07 (2,945 SqFt)**
Handicap Access/Features:
Directions: **Savin Hill Avenue to Fox Point Rd.**

List Price: **\$899,000**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2 f 0 h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Remarks

Truly a once in a lifetime opportunity! This single family Cape-style home is in the exclusive Savin Hill "Over the Bridge" community, directly on Malibu Beach, tucked down a private way, w/ water views from nearly every room. Enjoy coffee while watching the sun rise over the ocean! This charming home offers a great 1st floor layout w/ full size kitchen & pantry area, plus separate dining room. 1st floor also offers full bathroom, office/3rd bed w/ closet space & an enchanting living room (w/ fireplace!) leading to a beautiful, covered deck w/ ocean views. Top floor offers 2 spacious bedrooms, each w/ glass doors, ocean views & access to sunny, open-air deck. Finished basement level is great for additional den, playroom or workout space. Bonus unfinished area perfect for storage, features laundry & direct access outside. Bring your kayak & paddleboard. Easy access to T and top notch restaurants. Homes like this so rarely come on the market - be sure to put this one on your list!

Property Information

Approx. Living Area Total: **1,344 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,344 SqFt** Approx. Below Grade:
Living Area Disclosures: **Living area does not incl finished basement. Believed to not include added area from dormers.**

Heat Zones: **3 Hot Water Radiators** Cool Zones: **0 None**
Parking Spaces: **2 Tandem** Garage Spaces: **0**
Disclosures: **Ask agent about parking**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13'7X14'5	Fireplace, Flooring - Wood
Dining Room:	1	11'11X11	-
Kitchen:	1	14'1X13'11	-
Main Bedroom:	2	12'11X18'10	-
Bedroom 2:	2	10'8X19'5	-
Bedroom 3:	1	10'11X9'7	-
Bath 1:	1	5'7X9'9	Bathroom - Full
Bath 2:	2	4'10X7'8	Bathroom - Full, Bathroom - Tiled With Shower Stall
Laundry:	B	15'8X23'2	-
Den:	B	13'9X23	-

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Marina, Private School, Public School, T-Station, University, Other (See Remarks)**
Basement: **Yes Partially Finished**
Beach: **Yes Bay, Ocean**
Beach Ownership: **Public**
Beach - Miles to: **0 to 1/10 Mile**
Construction: **Frame**
Exterior: **Vinyl, Other (See Remarks)**
Exterior Features: **Deck, Covered Patio/Deck, Garden Area**
Flooring: **Wood, Tile**
Foundation Size:
Foundation Description: **Fieldstone**
Hot Water: **Natural Gas**
Lot Description: **Scenic View(s)**
Road Type: **Private**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **Yes Bay, Ocean**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty
Features: **No**
Year Built: **1917** Source: **Public Record**
Year Built Description:
Approximate
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **1302314000**
Assessed: **\$591,500**
Tax: **\$2,914.4** Tax Year: **2023**
Book: **17515** Page: **94**
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: **Please email Tim.Deihl@GibsonSIR.com with all inquiries.**

Market Information

Listing Date: **5/16/2023**

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

Expiration Date:

Original Price: **\$899,000**

Off Market Date:

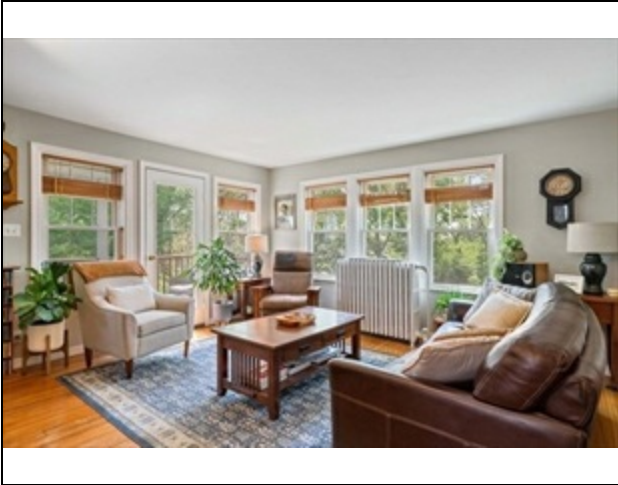
Sale Date:

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

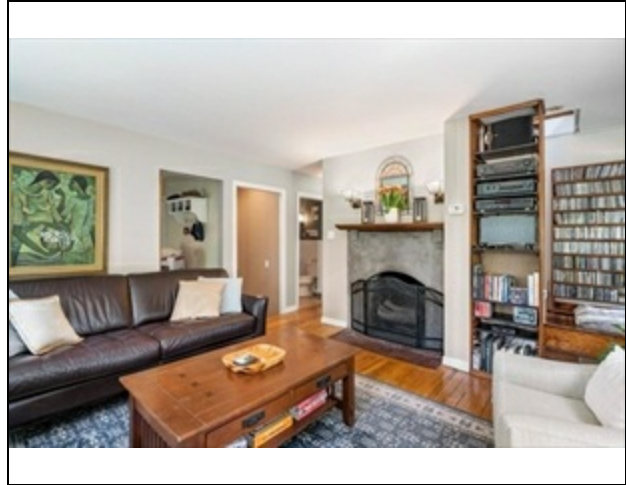
Office Market Time: Office has listed this property for **1** day(s)

Cash Paid for Upgrades:

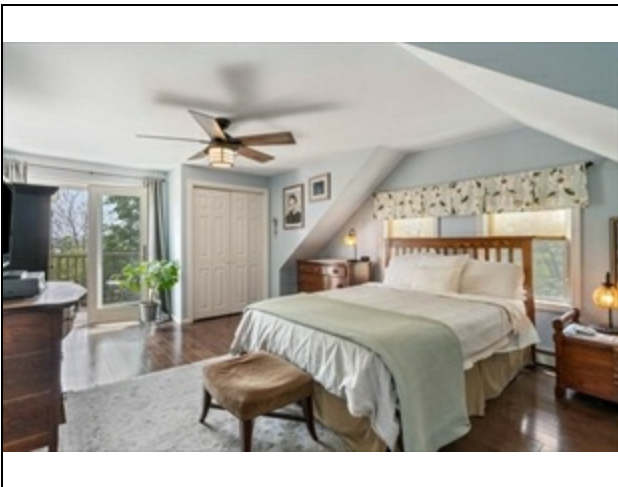
Seller Concessions at Closing:



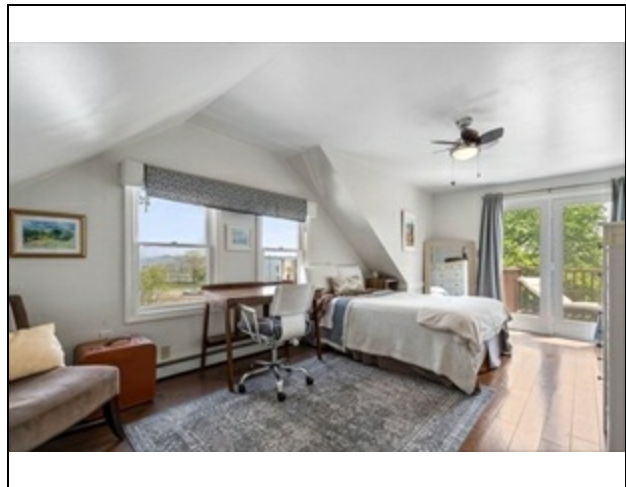
Living Room



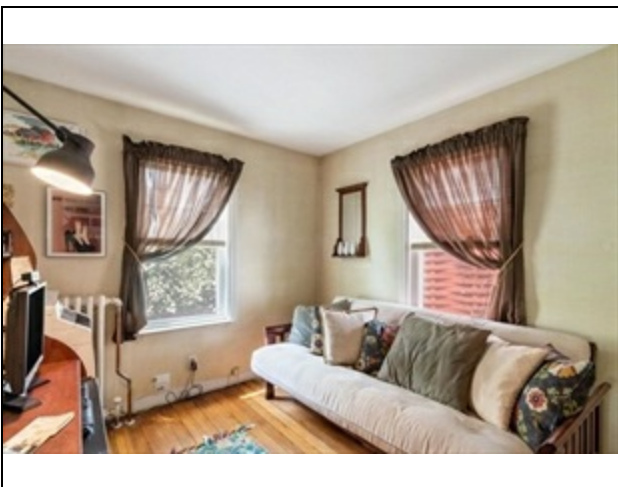
Living Room



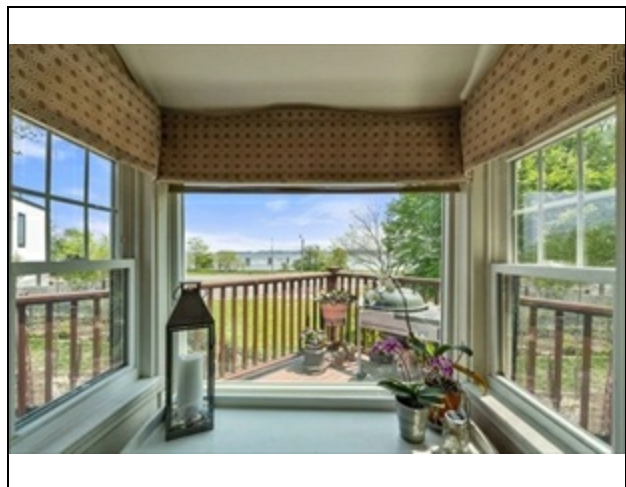
Bedroom - Main



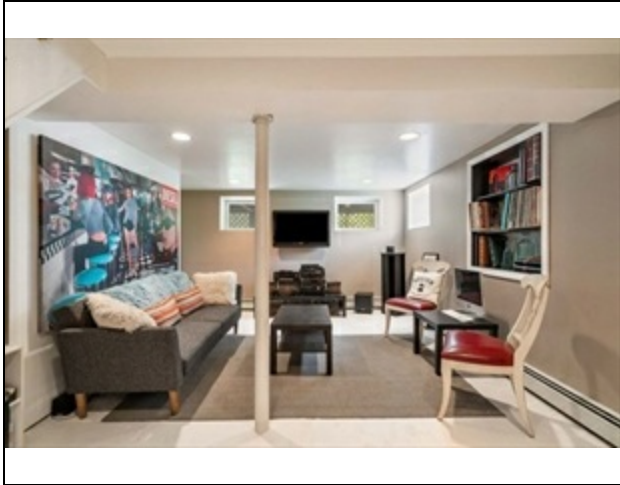
Bedroom



Bedroom



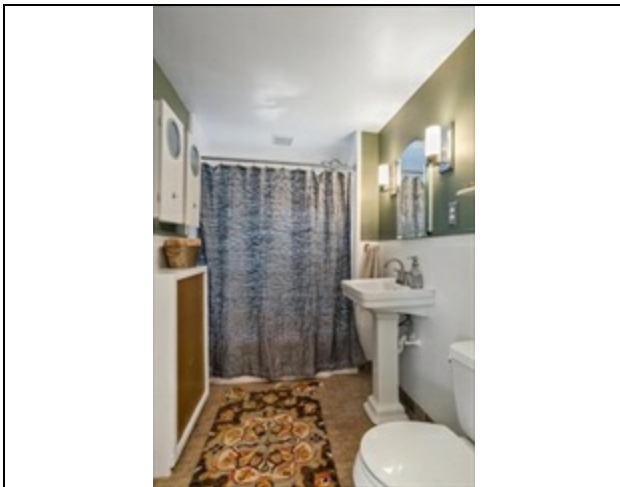
Bay Window



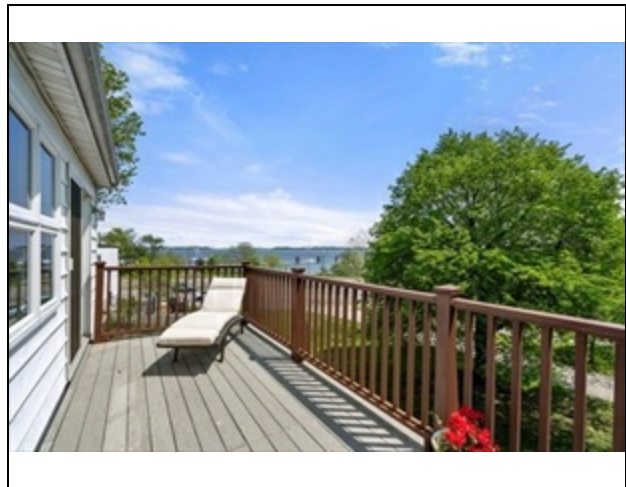
Bonus Room



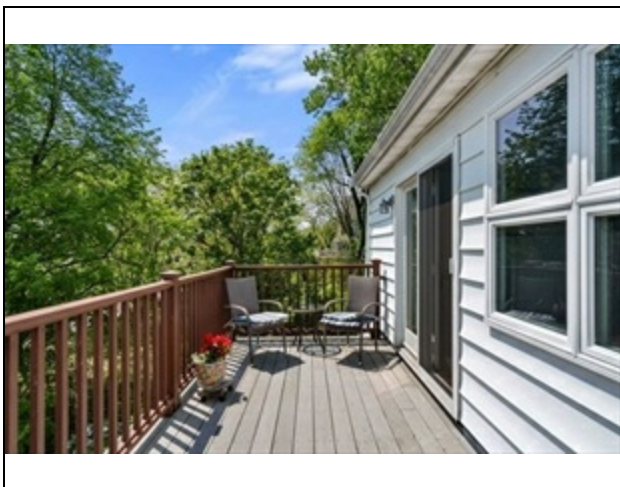
Bathroom



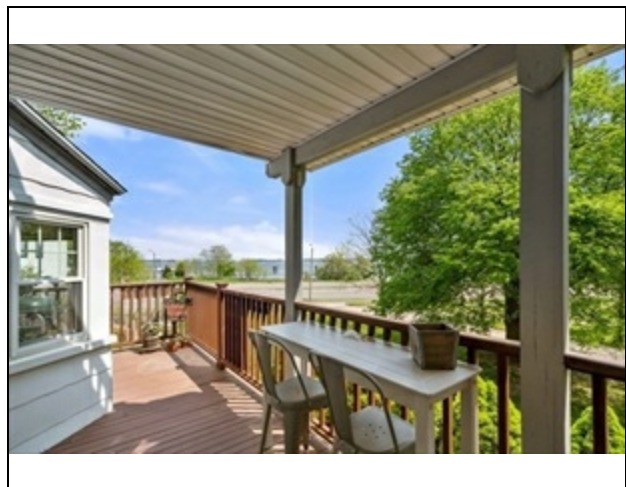
Bathroom



Balcony



Balcony



Porch



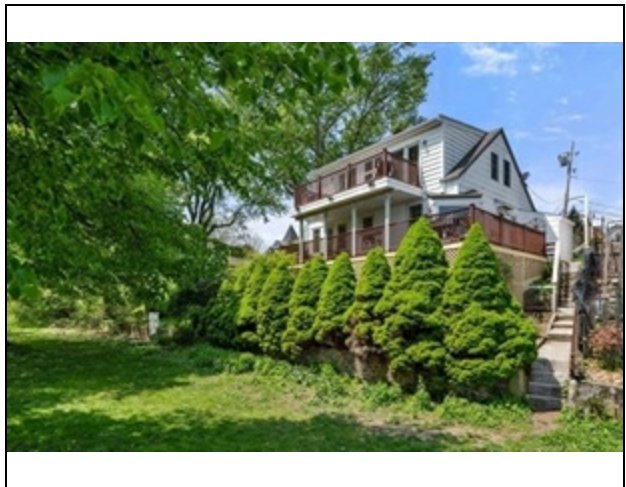
Porch



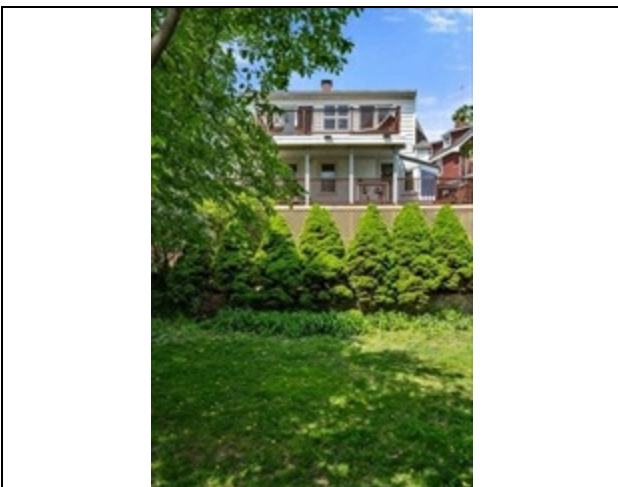
Beach



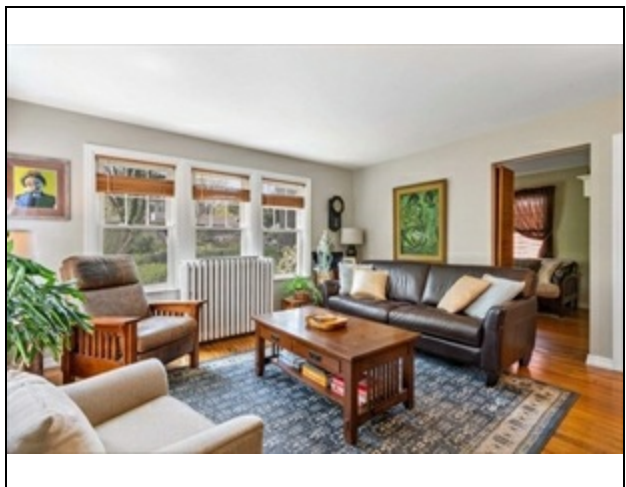
Beach



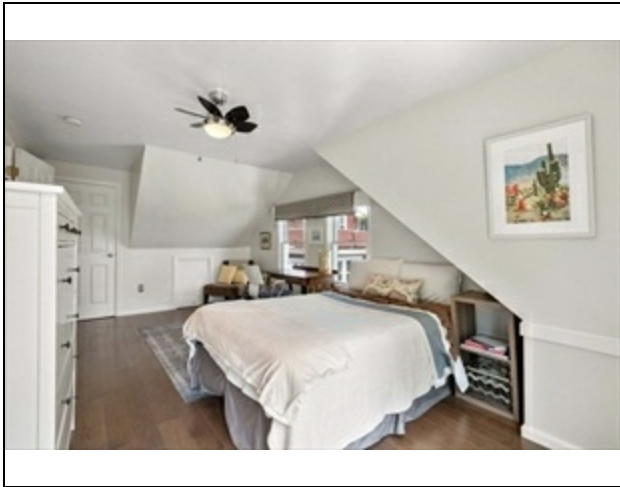
Exterior - Front



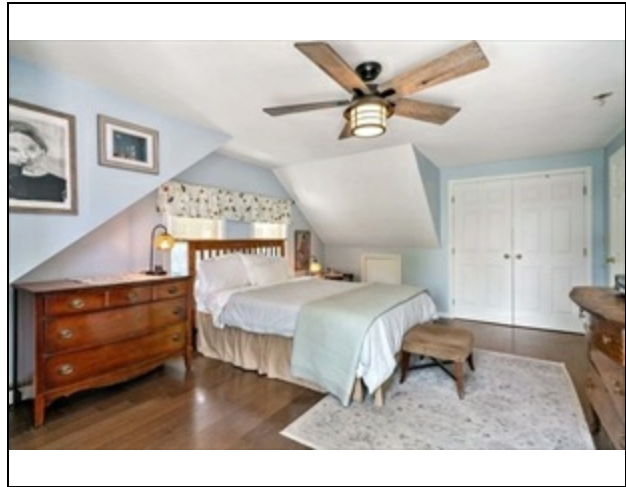
Exterior - Front



Living Room



Bedroom



Bedroom - Main



Beach View



Floor Plan



Floor Plan



Floor Plan

