

**Amy Butterworth and Tim R. Deihl, CBR & Realtors**  
**ResCo Companies**  
**Gibson Sotheby's International Realty**  
**617.817.1813**

Tim.Deihl@GibsonSIR.com or Amy.Butterworth@GibsonSIR.com

**MLS # 72860963 - New**  
**Single Family - Detached**



Kitchen

**76 Lasell Street**  
**Boston, MA: West Roxbury, 02132**  
**Suffolk County**  
 Style: **Other (See Remarks)**  
 Color: **Cream**  
 Grade School: **BPS**  
 Middle School: **BPS**  
 High School: **BPS**  
 Handicap Access/Features:  
 Directions: **Between Lagrange and Baker**

List Price: **\$729,000**  
 Total Rooms: **6**  
 Bedrooms: **3**  
 Bathrooms: **1f 1h**  
 Master Bath: **No**  
 Fireplaces: **1**

**Remarks**

**This perfectly located West Roxbury single family home has been thoughtfully updated with impeccable taste. Suburban location and vibe with walkable access to everything in town. You won't want to miss out on this one! The roof, siding, HVAC, plumbing, electrical, and so much more have all been updated. The designer kitchen offers a perfect layout with breakfast bar that opens to a spacious dining room and living room, plus a convenient half bathroom on the main level. Totally finished basement perfect for a home gym / yoga area, with additional area for a media room/playroom, plus additional storage. Upstairs there are three bright and sunny bedrooms and full, modern bathroom. Easy access to the West Roxbury stop on the Needham train line (just 18 minutes to Back Bay and another 5 mins to South Station!). Close to all of restaurants and amenities on Centre Street and loads of parks including Millennium Park, Cutler Park Reservation and more!**

**Property Information**

Approx. Living Area: **1,868 Sq. Ft.** Approx. Acres: **0.09 (4,000 Sq. Ft.)** Garage Spaces: **0**  
 Living Area Includes: **Finished Basement** Heat Zones: **1 Central Heat, Gas** Parking Spaces: **2 Off-Street, Tandem**  
 Living Area Source: **Public Record** Cool Zones: **1 Central Air** Approx. Street Frontage:  
 Living Area Disclosures: **Includes estimated 500 sf in finished basement - public record shows 1368sf**  
 Disclosures: **See living area disclosure.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Family Room:	B		-
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Open Floor Plan, Recessed Lighting, Peninsula, Lighting - Pendant
Master Bedroom:	2		Closet, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B		-

**Features**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Conservation Area, Highway Access, Private School, Public School, T-Station, University,**  
**Other (See Remarks)**  
 Basement: **Yes Finished**  
 Beach: **No**  
 Exterior: **Vinyl, Brick**  
 Exterior Features: **Patio, Storage Shed, Fenced Yard**  
 Flooring: **Hardwood**  
 Foundation Size:  
 Foundation Description: **Fieldstone**  
 Hot Water: **Natural Gas**  
 Interior Features: **Walk-up Attic**  
 Lot Description: **Paved Drive, Fenced/Enclosed**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **City/Town Sewer**  
 Utility Connections: **for Gas Range**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Water View: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Exclusions:  
 Home Own Assn: **No**  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built: **1940** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **2007938000**  
 Assessed: **\$635,900**  
 Tax: **\$3,657** Tax Year: **2021**  
 Book: **999** Page: **999**  
 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: **Appointment Required**  
 Showing: Facilitator: **Appointment Required**  
 Special Showing Instructions: **Email DeihlRE@gmail.com for all showing requests.**

**Market Information**

Listing Date: **7/6/2021** Listing Market Time: MLS# has been on for **1** day(s)  
 Days on Market: Property has been on the market for a total of **1** day(s) Office Market Time: Office has listed this property for **1** day(s)  
 Expiration Date: Cash Paid for Upgrades:  
 Original Price: **\$729,000** Seller Concessions at Closing:  
 Off Market Date:  
 Sale Date: