

**31 Tonawanda St
Boston, MA 02124
Single Family**

MLS #: **72772167** Status: **New**
 List Price: **\$815,000**
 List Date: **1/6/2021**
 Area: **Dorchester** Off Market Date:
 List\$/Sq. Ft.: **\$293.38**
 Days on Market (Total): **1** Days on Market (Office): **1**

Property Features

Rooms: **9** Style: **Victorian**
 Bedrooms: **5** Type: **Detached**
 Baths: **1f 1h** Approx. Acres: **0.11**
 Master Bath: Apprx Lot Size: **5,000 Sq. Ft.**
 Fireplaces: **1** Approx. Living Area: **2,778 Sq. Ft.**
 Year Built: **1905** Foundation: **Fieldstone**
 Color: Garage: **2 Detached**
 Parking: **2 Off-Street, Paved Driveway**
 Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:	1	17X17	Flooring - Hardwood
Dining Room:	1	15X14	Flooring - Hardwood
Kitchen:	1	13X11	Flooring - Hardwood, Exterior Access
Master Bedroom:	3	15X14	Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	3	17X13	Closet, Flooring - Hardwood
Bedroom 3:	2	17X15	Closet, Flooring - Hardwood
Bedroom 4:	2	14X13	Closet, Flooring - Hardwood
Bedroom 5:	2	13X10	Closet, Flooring - Hardwood
Bath 1:	1	3X7	Bathroom - Half
Bath 2:	2	9X6	Bathroom - Full, Bathroom - With Tub & Shower
Bath 3:	3	8X5	Bathroom - Full, Bathroom - With Shower Stall
Laundry:	B		-
Home Office:	2	11X9	Flooring - Hardwood, Balcony - Exterior

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Bike Path, Highway Access, Private School, Public School, T-Station, Other (See Remarks)**
 Basement: **Yes Full**
 Cooling: **None**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Porch, Patio, Balcony**
 Green Certified: **No**
 Heating: **Hot Water Radiators, Gas**
 Hot Water: **Natural Gas**
 Lead Paint: **Unknown**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Incredible opportunity to own an immaculately maintained Victorian single family - just steps to the Red Line and with 2 car garage parking! Enter the home from a spacious porch in to an original, ornate foyer with oak wainscoting and beautiful staircase - all in pristine condition. First floor offers living, dining and an eat in kitchen, plus original butler's pantry. Second floor has three full bedrooms, each with uniquely large closet space, plus an office with direct access to a bright, sunny porch. Two additional bonus bedrooms on the third floor, plus a truly special office / reading room inside the turret! Modern and efficient heating system, updated windows, and roof top solar panels that essentially eliminate your electric bill - all of the old world charm you've been looking for with modern amenities! Walk to the new Target, CVS, great local restaurants and the Fields Corner Red Line T stop.

Tax Information

2021 Taxes: **\$2,303** Assessment: **\$510,200** Cert: Zoning Code: **RES**
 Pin #: **1702245000** Map: Block: Lot: Book: **53068** Page: **166**

Listing Information

Directions: **Waldeck to Tonawanda**
 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 @ DEIHLRE@gmail.com with all showing requests.**
 Disclosures: **Please ask agent about disclosures re solar panel loan, electric, and bathroom.**
 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