



MLS # 72784575 - New

Condo - 2/3 Family

296 Savin Hill Ave - Unit 2
Boston, MA: Dorchester's Savin Hill, 02125-1075
Suffolk County

List Price: **\$650,000**

Unit Placement: **Middle**
Unit Level: **2**
Grade School: **BPS**
Middle School: **BPS**
High School: **BPS**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features: **Unknown**
Directions: **Morrissey Blvd to Old Colony to Savin Hill OR Dorchester Ave to Savin Hill (OTB)**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **2f 0h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

Rarely available Savin Hill "over the bridge" 2 Bed/2 Bath condo with parking and outdoor space! This property checks ALL of the boxes. Don't miss this beautifully renovated 1112 sq. foot condo featuring an updated kitchen with granite countertops & stainless appliances, wine fridge, & ample cabinet space. The spacious-yet-cozy living room has a gas fireplace, large windows for great natural light, and opens to the dining area with a private front deck and seasonal water views. Other highlights include a large Master bedroom with custom closets, an en suite bath, & access to a private back deck. This condo also has central air, one off-street parking space, and a dedicated storage closet in the basement. A++ location!! 1/2 mile to the red line Savin Hill T stop and Malibu Beach. Other area amenities include UMass Boston, Savin Bar+Kitchen, The Daily, McKenna's, and other cafes and restaurants. Easy access downtown & out of town via 93 & the Mass Pike.

Property Information

Approx. Living Area: **1,112 Sq. Ft. (\$584.53/Sq. Ft.)** Approx. Acres: **0.03 (1,112 Sq. Ft.)** Garage Spaces: **0**
Living Area Includes: Heat Zones: **Forced Air, Gas** Parking Spaces: **1 Off-Street, Assigned, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **Central Air** Levels in Unit: **1**
Living Area Disclosures:
Disclosures: **Doorbell to this unit does not work. Taxes listed here do not include the city of Boston residential exemption, which is in place. Driveway shared with SF next door.**

Complex & Association Information

Complex Name: Units in Complex: **3 Complete: Yes** Units Owner Occupied: **2 Source: owner**
Association: **Yes** Fee: **\$215**
Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Reserve Funds**
Special Assessments: **No**

Room Levels, Dimensions and Features

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

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Highway Access, House of Worship, Public School, T-Station, University**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer, Refrigerator - Wine Storage**
Association Pool: **No**
Basement: **Yes Unfinished Basement**
Beach: **Yes**
Beach Ownership: **Public**
Beach - Miles to: **3/10 to 1/2 Mile**
Construction: **Frame**
Exterior: **Shingles, Wood**
Exterior Features: **Porch, Deck**
Flooring: **Wood, Tile**
Management: **Owner Association**
Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**
Roof Material: **Rubber**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1905/2006**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **W:13 P:02589 S:004**
Assessed: **\$546,800**
Tax: **\$5,774** Tax Year: **2020**
Book: **62766** Page: **145**
Cert: **000000025957**
Zoning Code: **Res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800
Listing Agent: **ResCo Team (617) 817-1813**
Team Member(s): **Jamie Freedman** (617) 903-8145
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: **Call List Agent, Accompanied Showings, Appointment Required**
Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**
Special Showing Instructions: **email Jamie Freedman thru MLS or call/text 617-903-8145 for all showing requests.**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.25**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Firm Remarks

Market Information

Listing Date: **2/10/2021** Listing Market Time: MLS# has been on for **0** day(s)
Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$650,000** Seller Concessions at Closing:
Off Market Date:
Sale Date:

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