



Kitchen

MLS # 73112029 - New Condo - Mid-Rise, 2/3 Family

96 Neponset Ave - Unit 3
Boston, MA: Dorchester, 02122
Suffolk County

List Price: **\$645,000**

Unit Placement: **Middle**
Unit Level: **2**
Grade School: **BPS**
Middle School: **BPS**
High School: **BPS**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Neponset Ave**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **2f 0h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Acres:

Remarks

Two spacious bedrooms, two full bathrooms, and two parking spaces, plus private outdoor deck! This home truly does check every box. Large, open layout, perfect for entertaining with great flow from high end kitchen through dining room and living room with gas fireplace. Incredible, bright primary suite with double closet and newly renovated (2023) master bathroom. Spacious second bedroom with large custom closet and access to common, full bathroom. Hardwood floors and high ceilings throughout, central AC, in unit laundry. Basement offers a finished common area with billiard room, association gym, and full bathroom with steam shower. Large secured, private storage room just for this unit! Fully owner occupied, professionally managed building. Close to public transportation, fantastic restaurants, grocery stores, parks, the beach, Dorchester's best dog park and more! An amazing, spacious home with endless amenities at an A+ location. Don't miss out on this one!

Property Information

Approx. Living Area Total: **1,275 SqFt (\$505.88/SqFt)**
Approx. Above Grade: **1,275 SqFt**
Living Area Disclosures:

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

Living Area Source: **Field Card**
Levels in Unit: **1**

Heat Zones: **1 Forced Air, Gas**
Parking Spaces: **2 Off-Street, Deeded**
Disclosures:

Cool Zones: **1 Central Air**
Garage Spaces: **0**

Complex & Association Information

Complex Name: **96 Neponset Avenue Condominium**

Units in Complex: **6 Complete: Yes**

Units Owner Occupied: **6 Source: Owner**

Association: **Yes Fee: \$200 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exercise Room, Extra Storage**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15X32'10	Fireplace, Flooring - Wood, Balcony / Deck, Exterior Access, Open Floor Plan
Dining Room:	1		Flooring - Wood, Open Floor Plan
Kitchen:	1	7'3X13'9	Flooring - Wood, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan
Main Bedroom:	1	15'2X19'3	Bathroom - Full, Closet, Flooring - Wood
Bedroom 2:	1	14'7X12'9	Closet, Flooring - Wood
Bath 1:	1	6'11X9'7	Bathroom - Full, Bathroom - Tiled With Tub & Shower
Bath 2:	1		Bathroom - Full, Bathroom - With Shower Stall
Laundry:	1	3'5X3'10	-

Features

Area Amenities: **Public Transportation, Highway Access, Public School, T-Station**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**
Association Pool: **No**
Basement: **Yes Full**
Beach: **Yes Ocean**
Beach Ownership: **Public**
Beach - Miles to: **1/2 to 1 Mile**
Construction: **Frame**
Docs in Hand: **Unit Deed**
Exterior: **Clapboard**
Exterior Features: **Deck**
Flooring: **Wood**
Hot Water: **Natural Gas**
Management: **Professional - Off Site**
Pets Allowed: **Yes**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: **No Warranty Features: No**
Year Built/Converted: **2008**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **1600355006**
Assessed: **\$557,800**
Tax: **\$2,548.8** Tax Year: **2023**
Book: **50642** Page: **159**
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: **\$645,000**

Off Market Date:

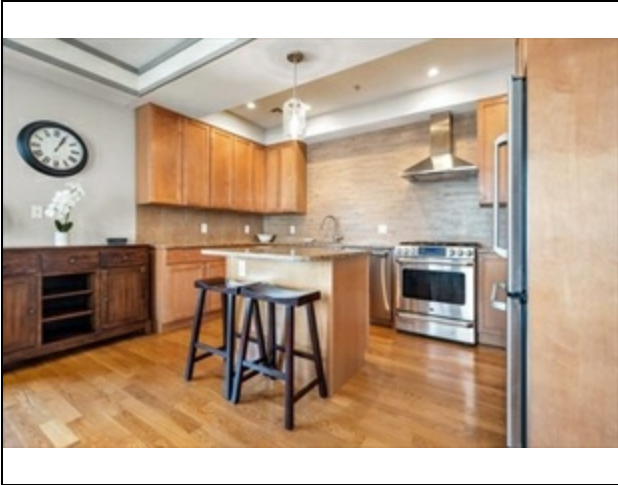
Sale Date:

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

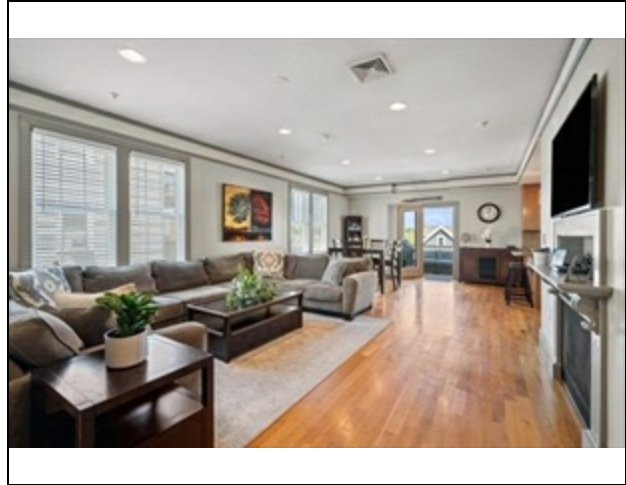
Office Market Time: Office has listed this property for **1** day(s)

Cash Paid for Upgrades:

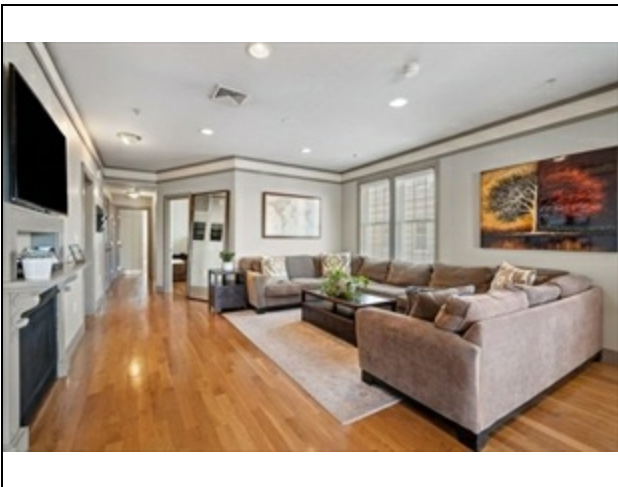
Seller Concessions at Closing:



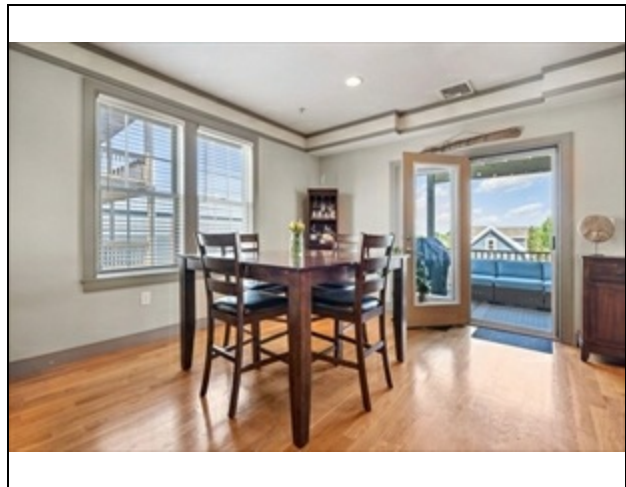
Kitchen



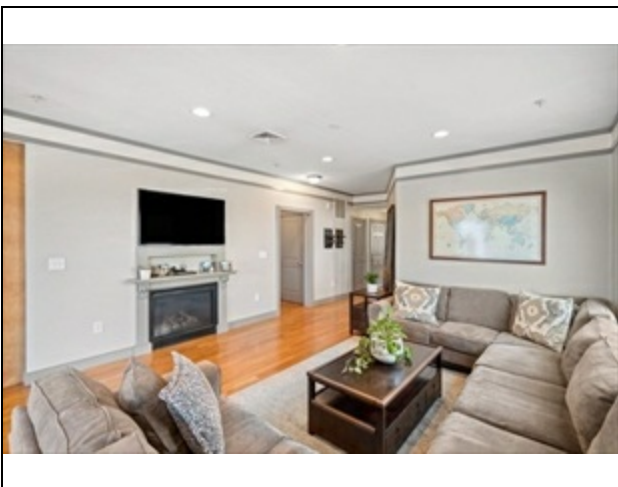
Living Room



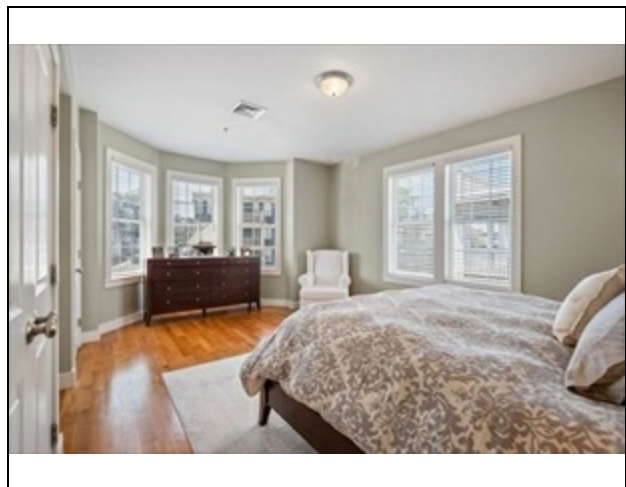
Living Room



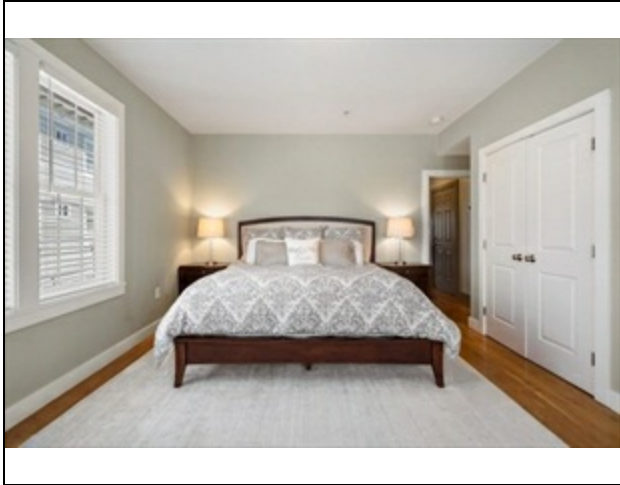
Dining Room



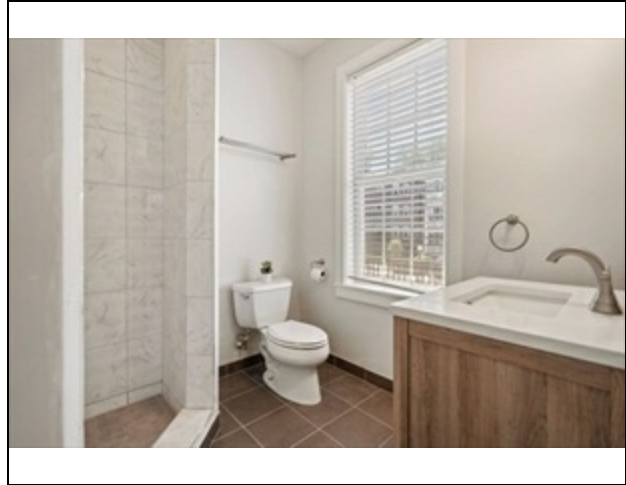
Living Room



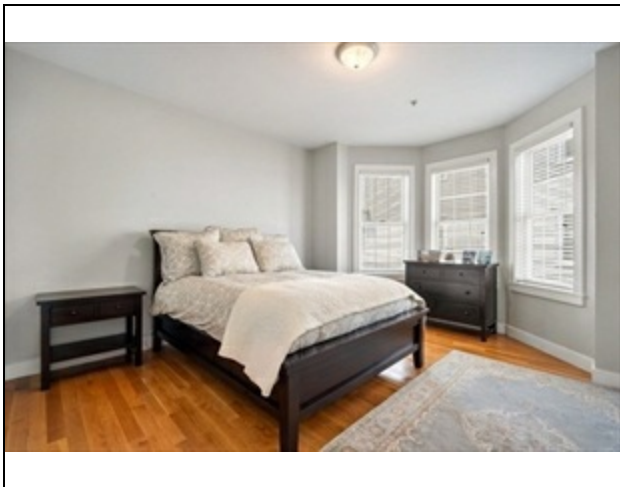
Bathroom - Main



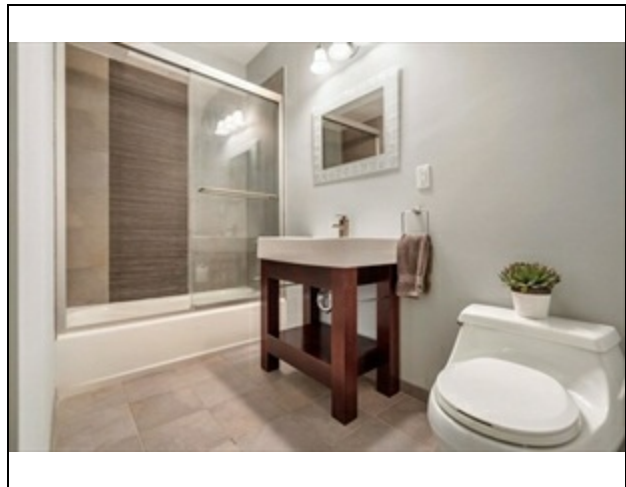
Bedroom - Main



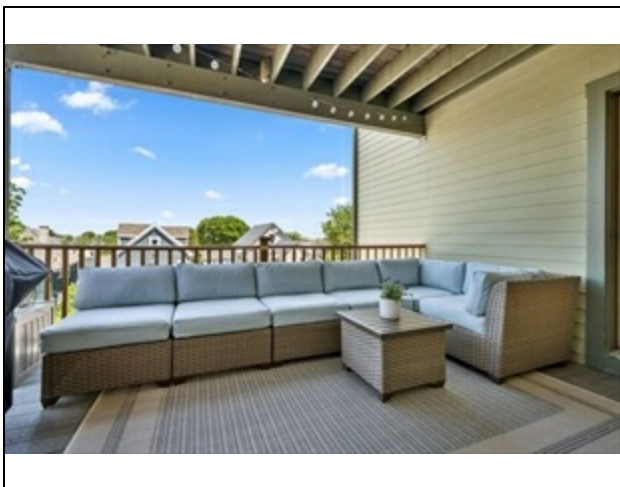
Bathroom



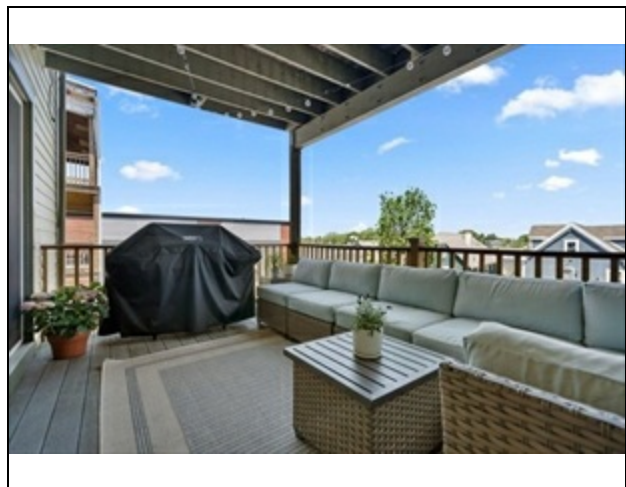
Bedroom



Bathroom



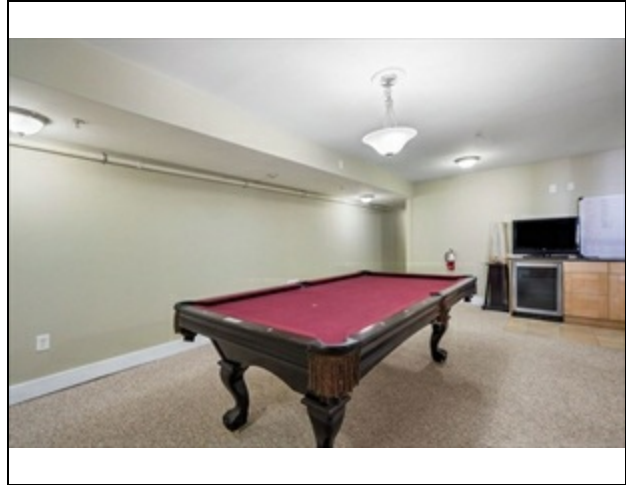
Deck



Deck



Exercise Room



Clubhouse



Exterior - Front



Floor Plan