



**MLS # 72248043 - New
Single Family - Detached**

1916 Hyde Park Ave List Price: **\$419,000**
Boston, MA: Hyde Park's Readville, 02136-2322
Suffolk County
 Style: **Colonial, Victorian** Total Rooms: **7**
 Color: Bedrooms: **3**
 Grade School: Bathrooms: **1f 0h**
 Middle School: Master Bath:
 High School: Fireplaces: **0**
 Handicap Access/Features:
 Directions: **Corner of Hyde Park Ave and Millstone Road**

Remarks

Renovated 3 Bedroom Home in Readville! This Victorian Colonial is on a corner lot, has 3 paved parking spaces, was just renovated with a new roof, updated kitchen with granite counter tops, stainless steel appliances, fresh cabinets, a crisply renovated bathroom, refinished hardwood floors, and new paint. This house has central heat and cooling, a sun room, dining and living room, 3 bedrooms on 2nd floor, large basement with laundry hook ups, great yard space. Don't let the Hyde Park Ave address fool you, this house is in a quiet residential area in a great Readville location close to Camp Miegs Park, Sprague Pond, Neponset River Reservation, and is just steps from the Commuter Rail that will take you downtown in minutes. The First Look Program is available for this property. In the first 21 days only offers from owner-occupants within the income guidelines will be considered. Household size/ Maximum income: 1/\$86,850, 2/\$99,250, 3/\$111,650, 4/\$124,100, 5/\$134,000, 6/\$143,900

Property Information

Approx. Living Area: **1,466 Sq. Ft.** Approx. Acres: **0.14 (5,979 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **Forced Air, Oil** Parking Spaces: **3 Off-Street, On Street Permit, Paved Driveway**
 Living Area Source: **Public Record** Cool Zones: **Central Air** Approx. Street Frontage:
 Living Area Disclosures: **Not Including Basement**
 Disclosures: **1st Open Houses Sat. October 28th 11:00 to 12:30 and Sun. Oct 29th 2:00 to 3:30. Please submit offers, if any, by Tuesday at NOON and allow for 24 hour response time. Seller reserves right to accept offers at any time. 1st Look Program Property, must submit attached docs with offer.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station, University**
 Basement: **Yes**
 Beach: **No**
 Construction: **Frame**
 Exterior Features: **Porch - Enclosed**
 Flooring: **Hardwood**
 Foundation Size:
 Foundation Description: **Fieldstone**
 Interior Features: **Cable Available**
 Lot Description: **Corner, Paved Drive**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **W:18 P:09544 S:000**
 Assessed: **\$356,000**
 Tax: **\$3,770** Tax Year: **2017**
 Book: **57974** Page: **303**
 Cert: **000000044134**
 Zoning Code: **R**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Charlesgate Realty Group, llc** (617) 587-0100
 Listing Agent: **Matthew Giangregorio** (617) 780-0320
 Team Member(s):
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell, ER w/Var.Rate Comm.**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Accompanied Showings, Appointment Required, Other (See Special Showing Instructions)**
 Showing: Facilitator: **Accompanied Showings, Appointment Required, Other (See Special Showing Instructions)**
 Special Showing Instructions: **Please e-mail Matt through MLS, matthew.giangregorio@gmail.com, or text at 617-780-0320**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2%**
 Facilitator: **2%**
 Compensation Based On: **Gross/Full Sale Price**

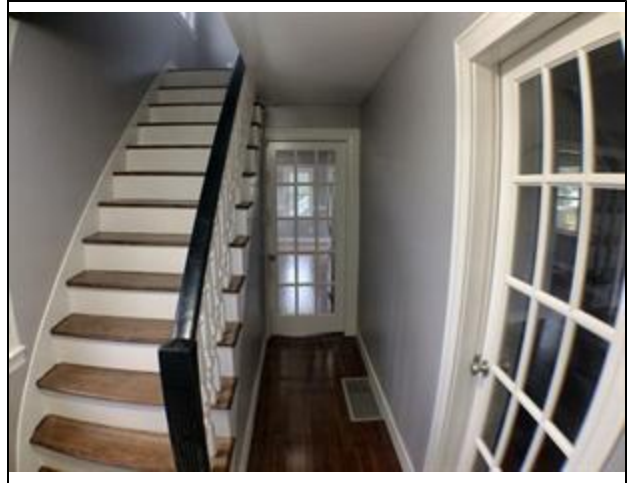
Market Information

Listing Date: **10/26/2017** 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: **\$419,000** Seller Concessions at Closing:
 Off Market Date:
 Sale Date:

Market History for 1916 Hyde Park Ave, Boston, MA: Hyde Park's Readville, 02136-2322

MLS #	Date		DOM	DTO	Price
72248043	10/26/2017	Listed for \$419,000	Matthew Giangregorio	1	\$419,000
Market History for Charlesgate Realty Group, llc (NB1520)			1		
Market History for this property			1		







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