



MLS # 73250458 - New

Condo - 2/3 Family

25 Sagamore Street - Unit 2
Boston, MA: Dorchester's Savin Hill, 02125
Suffolk County

Unit Placement: **Upper**
Unit Level: **2**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Savin Hill Avenue to Sagamore Street.**

List Price: **\$795,000**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **0**
Approx. Acres:

Truly one of a kind upper duplex unit w/ incredible architectural detail, perfectly laid out across 2 floors w/ multiple outdoor spaces, high ceilings on main living level, full southern exposure w/ fantastic natural light, & all at an amazing location w/ access to everything Dorchester's Savin Hill has to offer. Main level is where you'll find the kitchen w/ breakfast bar & adjacent full dining room. Oversized living room & separate 3rd bedroom/office area, perfect for work from home or as a guest bedroom, w/ full bathroom nearby. There's a separate laundry room/breakfast nook, pantry area, & sliders leading out to your own deck. Private staircase leads to meticulously maintained exclusive garden area. Upstairs are 2 additional bedrooms & full bathroom. Off 1 bedroom is full walkout to potential roofdeck! Basement offers pvt, exclusive storage, set up as perfect woodshop/work area! Steps to the Savin Hill T, The Daily market, Ba Le, Savin Bar and Kitchen and so much more!

Property Information

Approx. Living Area Total: **1,332 SqFt (\$596.85/SqFt)**

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

Living Area Source: **Field Card**

Approx. Above Grade: **1,332 SqFt**

Approx. Below Grade:

Levels in Unit: **2**

Living Area Disclosures: **PR shows as a 2BR, but unit offers 3 separate rooms, one without closet.**

Heat Zones: **1 Steam**

Cool Zones: **1 Central Air**

Parking Spaces: **0 On Street Permit**

Garage Spaces: **0**

Disclosures: **PR shows as a 2BR, but unit offers 3 separate rooms, one without closet.**

Complex & Association Information

Complex Name:

Units in Complex: **2** Complete: **Yes**

Units Owner Occupied: **2** Source: **Owner**

Association: **Yes** Fee: **\$250 Monthly**

Assoc. Fee Inclds: **Water, Sewer, Master Insurance**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	14'3X15'6	Ceiling Fan(s), Flooring - Hardwood
Dining Room:	2	14'5X15'2	Flooring - Hardwood
Kitchen:	2	13'2X15'10	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Recessed Lighting, Peninsula
Main Bedroom:	3	12'8X12'2	Closet, Flooring - Hardwood
Bedroom 2:	3	12'4X10'1	Closet, Flooring - Hardwood
Bedroom 3:	2	7'2X13'2	-
Bath 1:	2	7'3X9'4	Bathroom - Full, Bathroom - Tiled With Shower Stall
Bath 2:	3	9'1X7	Bathroom - Full, Bathroom - Tiled With Tub
Laundry:	2	5'1X5'7	-

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Marina, Private School, Public School, T-Station, University, Other (See Remarks)**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Association Pool: **No**

Basement: **Yes Full**

Beach: **Yes Bay**

Beach Ownership: **Public**

Beach - Miles to: **3/10 to 1/2 Mile**

Construction: **Frame**

Docs in Hand: **Unit Deed**

Energy Features: **Insulated Windows**

Exterior: **Clapboard**

Exterior Features: **Deck - Roof + Access Rights, Garden Area**

Flooring: **Wood**

Management: **Owner Association**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built/Converted: **1875**

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 #: **1302750004**

Assessed: **\$634,000**

Tax: **\$3,322** Tax Year: **2024**

Book: **38849** 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) 426-6900

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 and showing requests.**

Market Information

Listing Date: **6/11/2024**

Listing Market Time: MLS# has been on for **2** day(s)

Days on Market: Property has been on the market for a total of **2** day(s)

Office Market Time: Office has listed this property for **2** day(s)

Expiration Date:

Cash Paid for Upgrades:

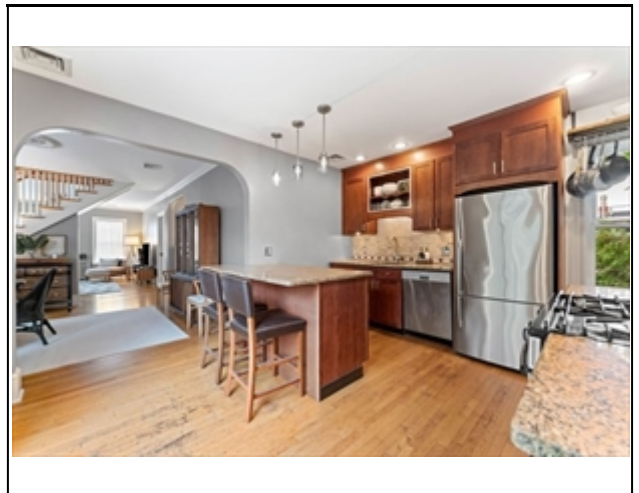
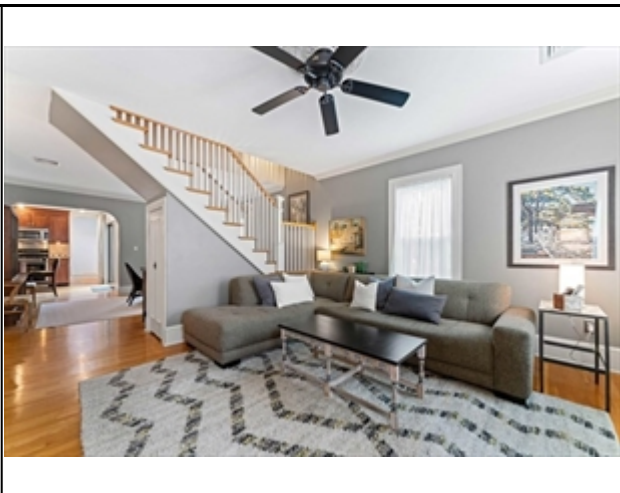
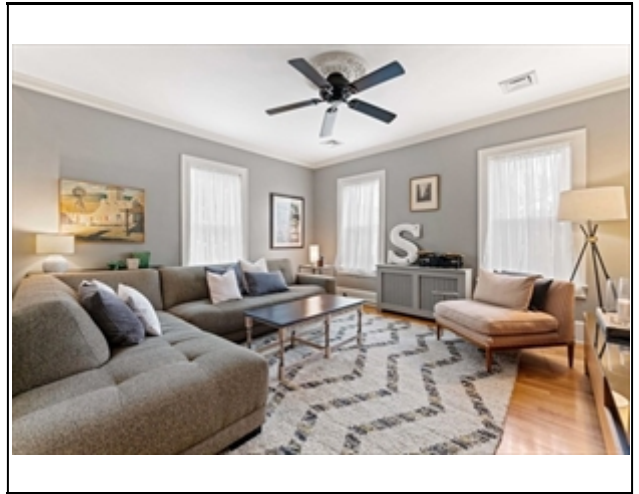
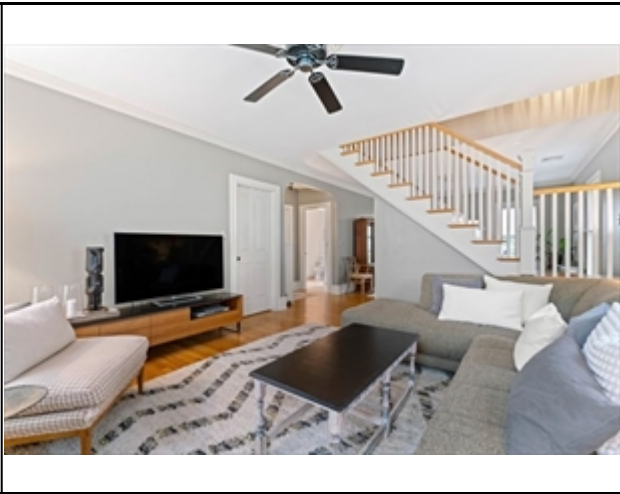
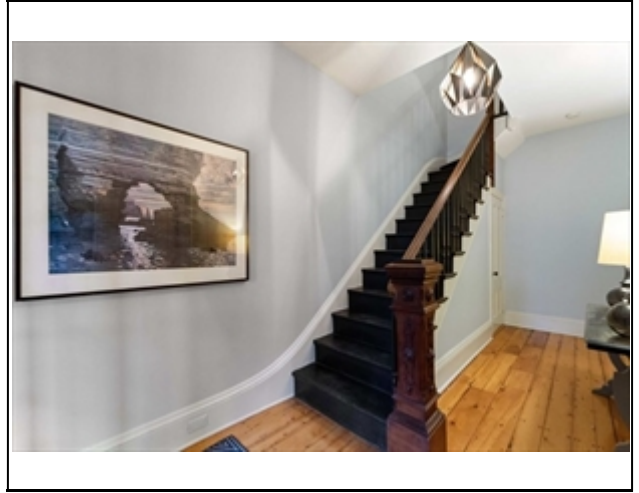
Original Price: **\$795,000**

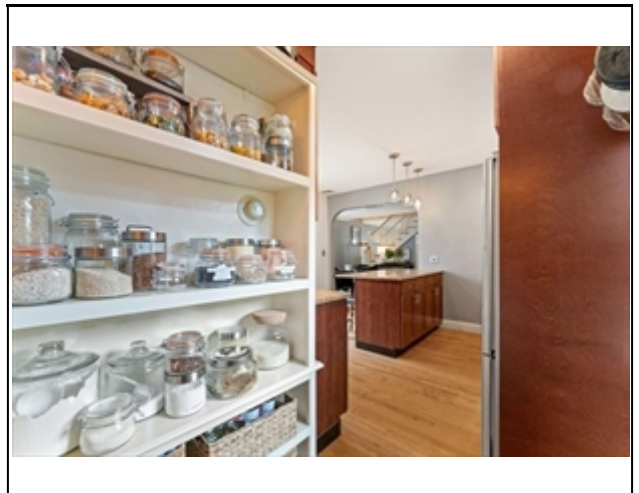
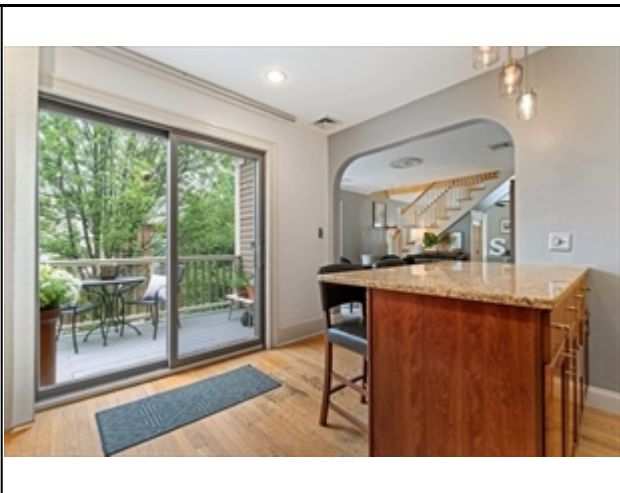
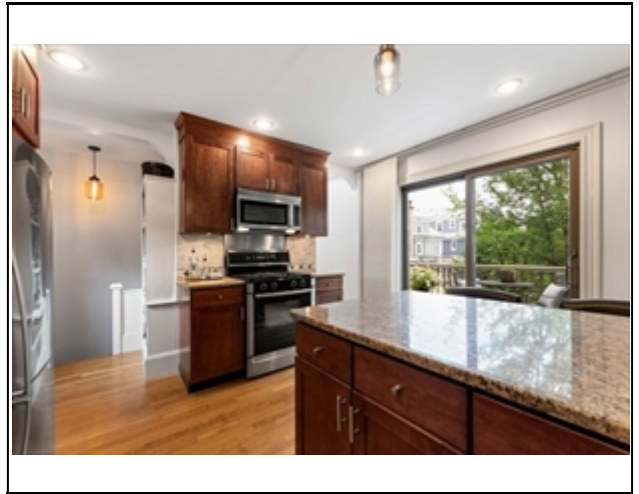
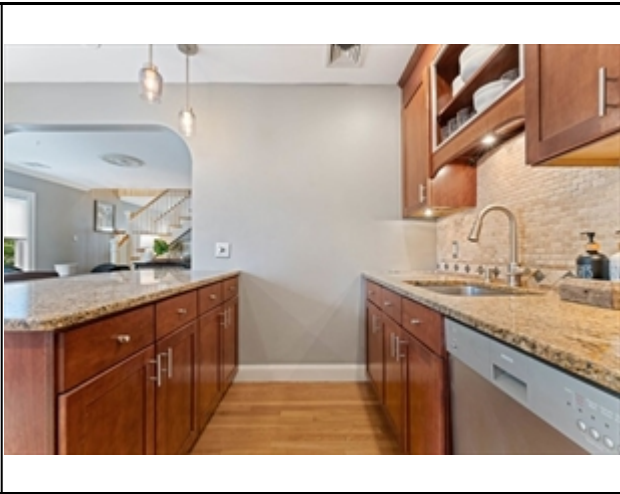
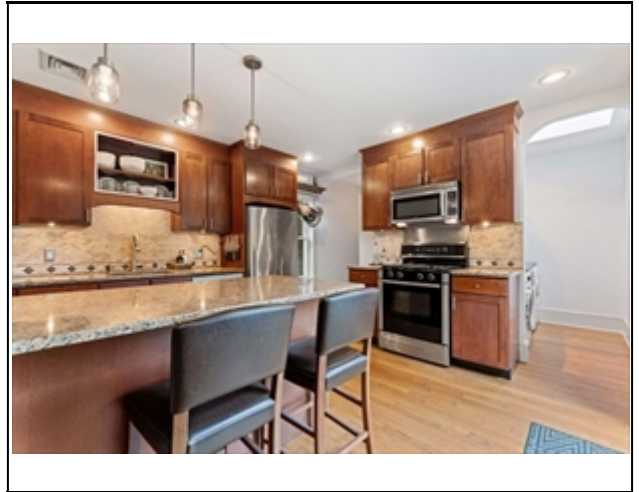
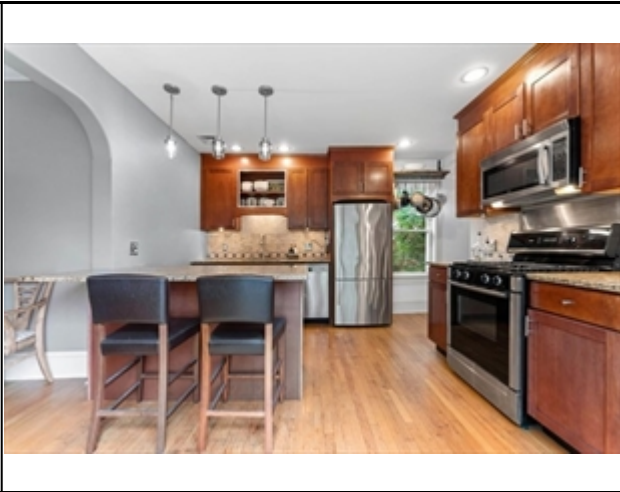
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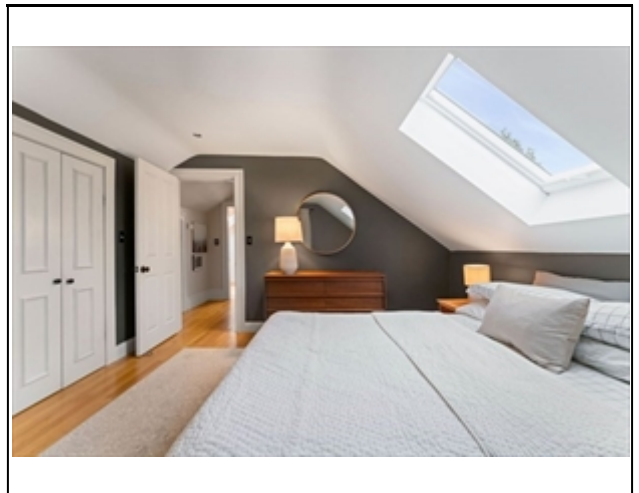
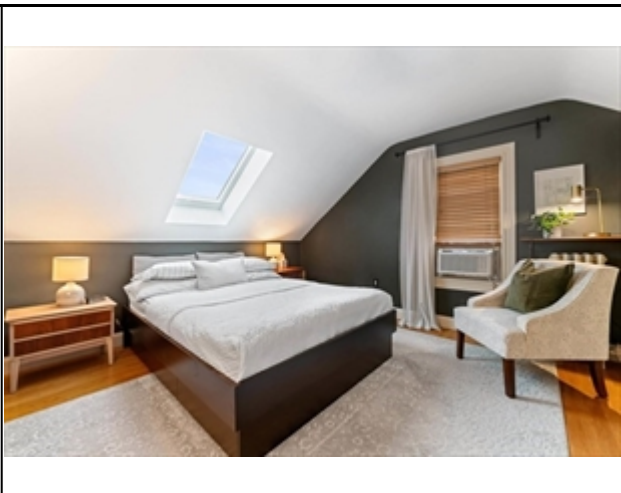
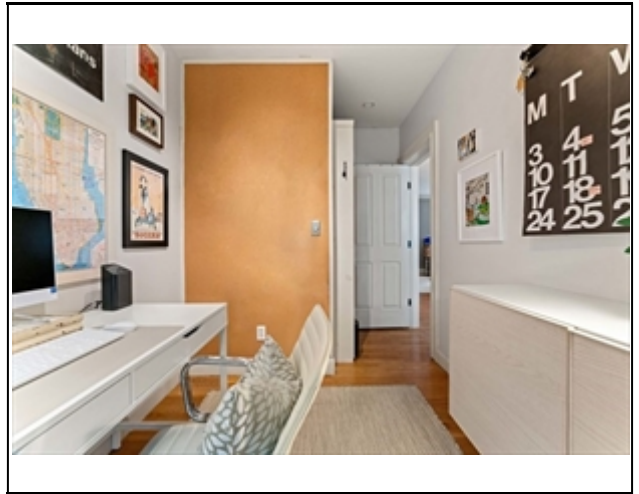
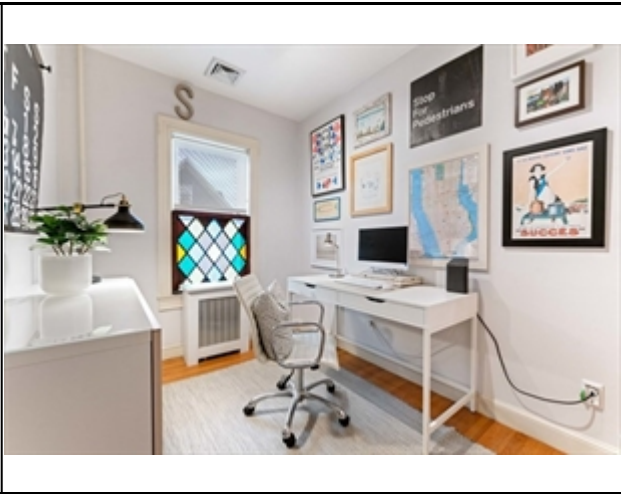
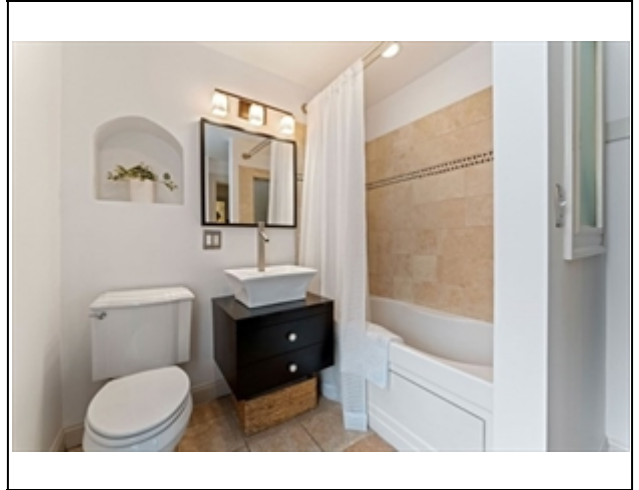
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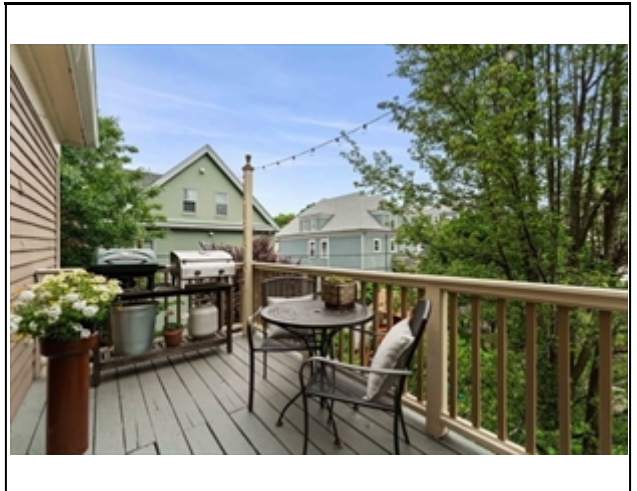
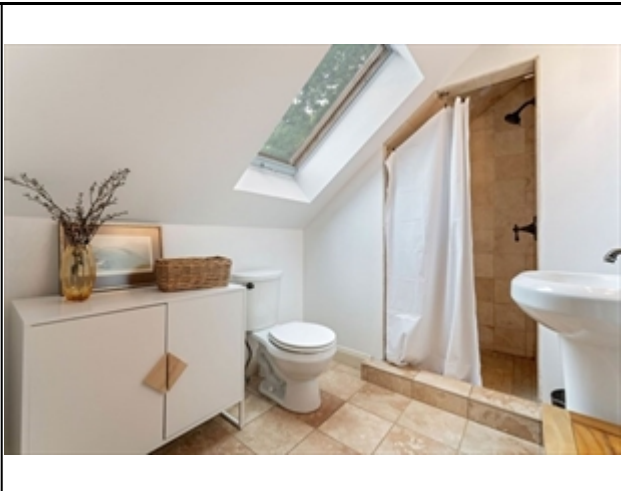
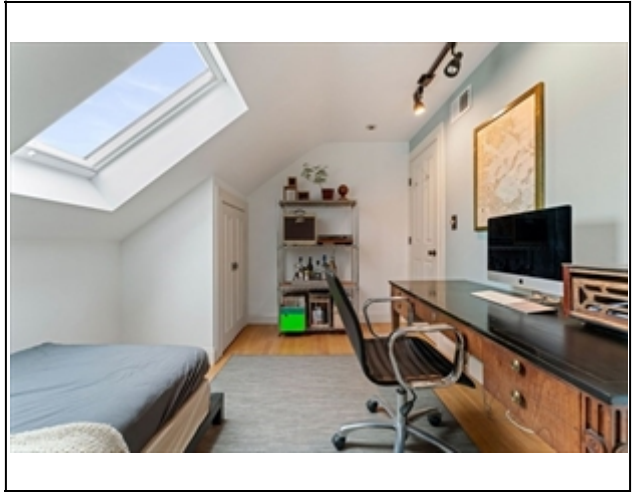
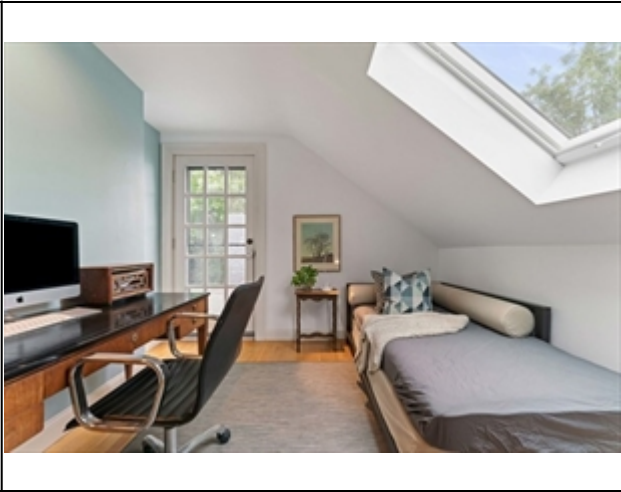
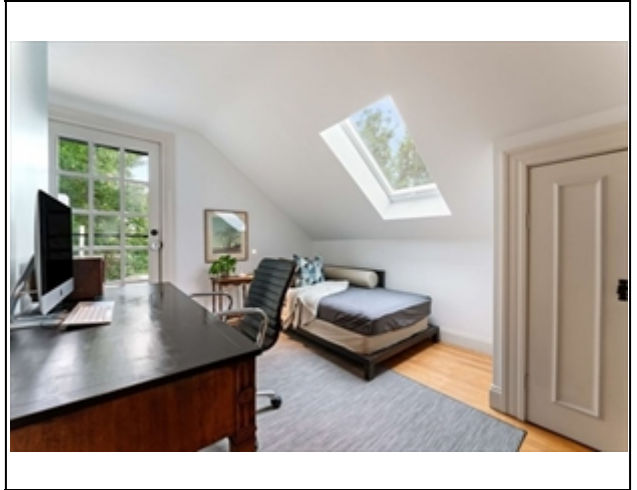
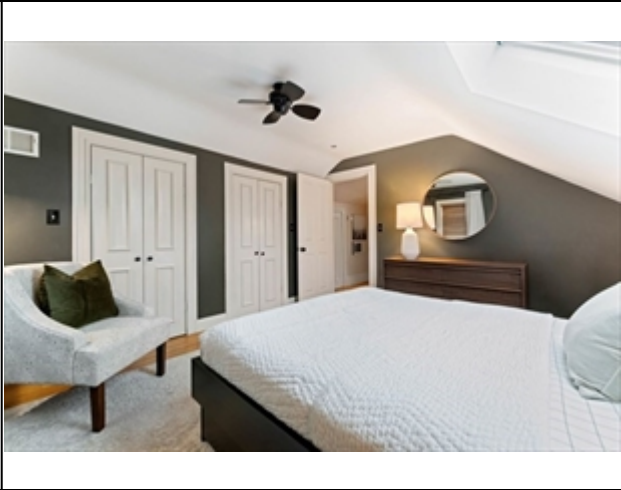
Sale Date:

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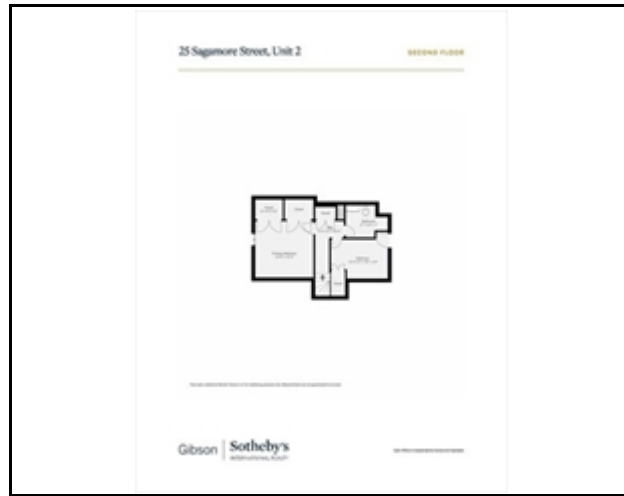






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Condominium - Condo
List Price: \$795,000



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