

9 M a r y D y e r L a n e

E a s t o n , M A



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2 BDRM | 2 FULL | 1,456 SQ. FT.

9 Mary Dyer Lane

Welcome to Friends Crossing Condominium in the charming historic section of North Easton, MA. This beautifully designed and well-maintained condo offers a comfortable and convenient lifestyle in a highly sought-after community. With 1,456 square feet of living space, this spacious 2-bedroom, 2-bathroom condo is perfect for those seeking a cozy yet modern home.

Upon entering, you'll be greeted by an open and inviting floor plan, with abundant natural light flowing throughout the home. The living room features large windows that provide scenic views of the surrounding neighborhood, creating a warm and welcoming ambiance. The adjacent dining area offers ample space for entertaining guests or enjoying everyday meals with loved ones.



More Details @ <http://9marydyerlane.propertyflyer.com>
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E a s t o n

HOME HIGHLIGHTS:

- ✓ Great North Easton Location
- ✓ White Kitchen with Granite Counters
- ✓ Stainless Steel Refrigerator
- ✓ Separate Dining Area
- ✓ 3 Zone Mini Split System
- ✓ Spacious Living Room
- ✓ Vermont Castings Fireplace
- ✓ First Floor Storage Space
- ✓ Hardwood Flooring
- ✓ Slider Access to Private Patio
- ✓ Second floor Laundry
- ✓ Community Garden



Michael Mahoney | Realtor | 617-615-9435

MLS # 73120906 - Active

Condo - Townhouse



9 Mary Dyer Ln - Unit 9

List Price: \$374,000

Easton, MA 02356

Bristol County

Unit Placement:

Total Rooms: 7

Unit Level: 1

Bedrooms: 2

Grade School: EPS

Bathrooms: 2f 0h

Middle School: EPS

Main Bath: No

High School: OLIVER AMES

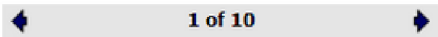
Fireplaces: 1

Outdoor Space Available: Yes - Private

Approx. Acres: 0 (1 SqFt)

Handicap Access/Features:

Directions: Lincoln Street to Friends Road to Dela Park to Mary Dyer. Use visitor parking or park on Mahoney Rd



Remarks

Open Houses SAT (6/10) & SUN (6/11) 11-1 PM. Welcome to Friends Crossing Condominium in the charming historic section of North Easton, MA. This beautifully designed and well-maintained condo offers a comfortable and convenient lifestyle in a highly sought-after community. With 1,456 square feet of living space, this spacious 2-bedroom, 2-bathroom condo is perfect for those seeking a cozy yet modern home. **Offers if any due MON @ 1:00 PM. See attachments on paperclip.

Property Information

Approx. Living Area Total: 1,456 SqFt (\$256.87/SqFt) Living Area Includes Below-Grade SqFt: No Living Area Source: Other

Approx. Above Grade: 1,456 SqFt

Approx. Below Grade:

Levels in Unit: 3

Living Area Disclosures: Per Owner - Includes storage space under stairs (old solar heat room +/-75 sq. ft)

Heat Zones: 3 Forced Air, Electric, Ductless Mini-Split System

Cool Zones: 3 Central Air, Ductless Mini-Split System

Parking Spaces: 2 Off-Street

Garage Spaces: 0

Disclosures: Two pets per household. NO TV Dishes allowed. Parking Spaces = 353 & 354. If lender requires a condo questionnaire, the lender is responsible for it.

Complex & Association Information

Complex Name: Friend Crossing

Units in Complex: 113 Complete:

Units Owner Occupied: Source:

Association: Yes Fee: \$511 Monthly

Assoc. Fee Incls: Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Road Maintenance, Snow Removal, Refuse Removal, Garden Area, Management Fee

Special Assessments: No

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	19'3"X20	Wood / Coal / Pellet Stove, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Cable Hookup, High Speed Internet Hookup
Dining Room:	1		Flooring - Wood, Main Level, Open Floor Plan, Lighting - Overhead
Kitchen:	1	11'1"X12'10	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Exterior Access, Slider, Stainless Steel Appliances, Lighting - Overhead
Main Bedroom:	2	18'6"X15'9"	Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	3	10'10X21	Flooring - Hardwood
Bath 1:	1	4'11"X8'5"	Bathroom - Full, Bathroom - With Tub, Flooring - Marble
Bath 2:	2	8'X8'1"	Bathroom - Full, Bathroom - With Tub, Flooring - Vinyl
Laundry:	2		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: Dishwasher, Microwave, Refrigerator, Washer, Dryer

Association Pool: No

Basement: No

Beach: No

Construction: Frame

Electric Features: Circuit Breakers

Energy Features: Insulated Doors, Storm Doors, Prog. Thermostat

Exterior: Vinyl

Exterior Features: Patio, Garden Area

Flooring: Wood, Vinyl, Wall to Wall Carpet, Hardwood

Hot Water: Electric

Insulation Features: Fiberglass, Polyisocyanurate Board

Interior Features: Cable Available, Internet Available - Broadband, Internet Available - Fiber-Optic

Pets Allowed: Yes w/ Restrictions Other (See Remarks)

Roof Material: Asphalt/Fiberglass Shingles

Sewer Utilities: Private Sewerage - Title 5: Pass

Water Utilities: City/Town Water

Sewage District: FCC

Terms: Contract for Deed

Utility Connections: Icemaker Connection

Waterfront: No

Other Property Info

Disclosure Declaration: Yes

Exclusions:

Facing Direction: South

Laundry Features: In Unit

Lead Paint: None

UFFI: Warranty Features:

Year Built/Converted: 1980

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 #: M:0015U B:0074 L:0000

Assessed: \$288,200

Tax: \$4,205 Tax Year: 2023

Book: 21703 Page: 345

Cert: 000000017616

Zoning Code: RES-CONDO

Map: Block: Lot:



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Brokered by: Real Broker MA, LLC