

Michael Mahoney | Realtor | 617-615-9435
MA. License #9051300 Real Broker, LLC



MLS # 73186776 - New
Single Family - Detached

57 Collins St
Boston, MA: Hyde Park, 02136
Suffolk County

Style: **Cape**
Color:
Grade School: **BPS**
Middle School: **BPS**
High School: **BPS**
Approx. Acres: **0.16 (7,164 SqFt)**
Handicap Access/Features: **Yes**
Directions: **Hyde Park Avenue to Collins Street**

List Price: **\$509,000**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **1f 1h**
Main Bath:
Fireplaces: **0**
Approx. Street Frontage:

Remarks

More photos coming soon. Open Houses SAT & SUN 11:30 to 1:00. Discover the perfect blend of charm and convenience in this Hyde Park gem! Boasting 3 bedrooms and 1.5 baths, this residence offers a unique feature – a coveted 1st-floor bedroom. The home's thoughtful layout caters to modern living, providing both comfort and accessibility to the city. In a prime location on the bus line, commuting is a breeze, and the proximity to Forest Hills Station adds an extra layer of convenience for those who prefer the train. Enjoy the seamless integration of urban living with the tranquility of a residential neighborhood. A property is not just a home; it's an investment opportunity. With offers due on Monday (12/18/23) at 2:30 PM, act swiftly to secure this coveted address. The seller is motivated and aims to close in just 30 days, ensuring a smooth transition for the lucky new owner. Don't miss out on this chance to call Hyde Park home – where comfort, and accessibility await your touch.

Property Information

Approx. Living Area Total: **1,305 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,305 SqFt** Approx. Below Grade:
Living Area Disclosures: **Approximately 500 square feet in lower level that could increase the square footage**

Heat Zones: **1 Hot Water Baseboard** Cool Zones: **1 Wall AC**
Parking Spaces: **2** Garage Spaces: **0**
Disclosures: **Ramp in driveway will be removed, unless buyer specifies they need it.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15'8"X10'9"	Flooring - Wall to Wall Carpet, Main Level
Dining Room:	1	11X11	Flooring - Stone/Ceramic Tile, Main Level
Kitchen:	1	11'6"X10'9"	Flooring - Stone/Ceramic Tile, Main Level
Main Bedroom:	B	11'1"X10'10"	Flooring - Hardwood, Main Level
Bedroom 2:	2	10'11X14'4"	Flooring - Hardwood
Bedroom 3:	2	15'7"X14'9"	Flooring - Hardwood
Bath 1:	1	4'8"X7'8"	Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	2	6'7"X7'1"	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B	-	-

Features

Area Amenities: **Public Transportation, Shopping, Public School, T-Station**
Basement: **Yes Full, Interior Access, Bulkhead, Sump Pump, Concrete Floor, Unfinished Basement, Exterior Access**
Beach: **No**
Electric: **Circuit Breakers**
Exterior: **Wood**
Foundation Size: **25 x 32**
Foundation Description: **Poured Concrete**
Handicap Amenities: **Ramp(s)/No Steps**
Hot Water: **Natural Gas**
Lot Description: **Fenced/Enclosed**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features:
Year Built: **1961** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **W:18 P:07314 S:003**
Assessed: **\$451,500**
Tax: **\$4,849** Tax Year: **2023**
Book: **0** Page: **0**
Cert:
Zoning Code: **R1**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **2**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Real Broker MA, LLC** (855) 450-0442
Listing Agent: **Michael Mahoney** (617) 615-9435
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: **Schedule with ShowingTime or Call 888-627-2775**
Showing: Facilitator: **Schedule with ShowingTime or Call 888-627-2775**
Special Showing Instructions: **All initial showings start at the open houses on 12/16 & 12/17 1130 to 1:00**

Firm Remarks

Agents see all pictures now at www.57Collins.com

Market Information

Listing Date: **12/12/2023**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$509,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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