



**MLS # 72895129 - Active
Single Family - Detached**

**88 Greenlodge Street
Dedham, MA 02026
Norfolk County**

List Price: **\$660,000**

Style: **Colonial** Total Rooms: **6**
 Color: **White** Bedrooms: **3**
 Grade School: **Greenlodge Elem** Bathrooms: **2f 0h**
 Middle School: **Dedham MS** Master Bath: **No**
 High School: **Dedham HS** Fireplaces: **1**
 Handicap Access/Features:
 Neighborhood/Sub-Division: **Greenlodge**
 Directions: **RTE 95 to East St , East St to Sprague St , Sprague St to 88 Greenlodge .**

Remarks

Welcome to this beautifully maintained home in the heart of Dedham's highly desirable Greenlodge neighborhood! As you enter the open foyer will lead you to the front-to-back living room featuring a traditional fireplace and lots of space to relax and unwind. The formal dining room leads through to the eat-in kitchen, giving lots of options for entertaining. The light-filled eat-in kitchen has views of the spacious backyard and leads to the large screened-in porch. Perfect for al fresco dining. The second level boasts an open landing, leading to three well-proportioned bedrooms and a second full bath. A partially finished basement allows for flexibility in any bonus area needs as well as laundry space and direct garage access. Updates include brand new composite decking stairs heading up to the main entrance, retaining wall along the driveway, and freshly painted clapboard siding. Lots to be appreciated in person! Moments from schools, highways, public transportation and shopping.

Property Information

Approx. Living Area: **2,178 Sq. Ft.** Approx. Acres: **0.19 (8,410 Sq. Ft.)** Garage Spaces: **1 Under**
 Living Area Includes: **Finished Basement** Heat Zones: **3 Hot Water Baseboard, Gas** Parking Spaces: **3 Off-Street**
 Living Area Source: **Public Record** Cool Zones: **Window AC** Approx. Street Frontage:
 Living Area Disclosures:
 Disclosures: **May be subject to sellers finding suitable housing. Actively looking. No letters with offers please. See attachments. Screened porch 'as-is'. Bench to stay. sellers have never used the fireplace**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12X24' 8	Fireplace, Flooring - Hardwood
Dining Room:	1	12'4X12'1	Flooring - Hardwood
Kitchen:	1	21'3X14'11	Flooring - Stone/Ceramic Tile, Window(s) - Picture, Stainless Steel Appliances
Master Bedroom:	2	12'4"X24'8"	Closet, Flooring - Hardwood
Bedroom 2:	2	11'9"X12'5"	Closet, Flooring - Hardwood
Bedroom 3:	2	11'9"X9'8"	Closet, Flooring - Hardwood
Bath 1:	1	5'1"X6'0"	Bathroom - Full, Bathroom - With Shower Stall
Bath 2:	2	8'9"X6'2"	Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	B	8'2"X19'2"	-
Play Room:	B	19'7"X20'9"	Flooring - Wall to Wall Carpet

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Highway Access, Public School**
 Basement: **Yes Partially Finished, Interior Access, Garage Access**
 Beach: **No**
 Electric: **200 Amps**
 Exterior: **Clapboard**
 Exterior Features: **Porch - Screened**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Lot Description: **Other (See Remarks)**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Gas Range**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1979** Source: **Public Record**
 Year Built Description: **Actual, Renovated Since**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$565,700**
 Tax: **\$7,733.12** Tax Year: **2021**
 Book: **36073** Page: **306**
 Cert:
 Zoning Code: .
 Map: Block: Lot:

Compensation

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

Office/Agent Information

Office: Bella Real Estate (508) 269-0509
Agent: Isobel Wilson (508) 269-0509
Team Member(s): Kristin Giallousis (781) 640-1444