

Melony Swasey

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NOTES FROM THE SELLER 12 Centervale Park, Dochester

THE NEIGHBORHOOD + NEARBY

“Melville Park is full of small parks, gardens, and architecturally significant homes. We love the six-minute walk to Shawmut T station, and even by car, we can be parked in Back Bay in less than 20 minutes.”

- Around the corner, a shopping center anchored by a **Target and grocery store**
- A few blocks to **shops, cafes and restaurants in Fields Corner**
- At the corner, **Doherty-Gibson park** offers 5 acres of recreational space
- Quick access to Rte 93 and Downtown Boston
- Under half mile in either direction to **Shawmut and Fields Corner T stations (Red Line)**

ABOUT THIS HOME

“We love the big enclosed front porch overlooking one of the prettiest streets in Dorchester in a Victorian enclave. The house is an early American Foursquare, which were designed for family living. The right historical elements have been preserved here—the mirrored mantle, the double door, the trim—but they tie in nicely with the more modern updates.”

- **Parking:** 1 garage space + driveway parking for 3 cars
- **Outdoor space:** fenced-in backyard with stone patio and perennial gardens
- **Roof:** 2016; asphalt shingles
- **Laundry:** second-floor laundry room
- **Appliances:** 2021 stove and dishwasher; 2015 refrigerator and washer and dryer
- **Systems:** 2016 gas-fired boiler; 2021 hot water tank
- **Property tax:** \$6,375.96 net property tax reflects estimated 2022 Boston residential exemption

RECENT IMPROVEMENTS

- 2016:
 - Installed new roof (\$18,000)
 - Converted heating system to gas and installed new boiler (\$11,000)
 - Refinished floors, as well as repaired plaster and painted interior (\$20,000)
- 2017:
 - Landscaped the backyard (\$15,000)
- 2020:
 - Added radiators to first and third floor (\$6,000)
- 2021:
 - Repaired front porch and replaced support beams (\$5,000)

*Details herein are per the seller, and not verified by the listing agent. Quotes above are directly from the seller.
Buyer to do own due diligence.*