

Melony Swasey

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NOTES FROM THE SELLER
16 Treadway, Dochester

THE NEIGHBORHOOD + NEARBY

- Blocks to **Savin Hill T station** (Red Line)
- Blocks to **shops, cafes and restaurants in both Fields Corner and Savin Hill**: from McKenna's Cafe to home.stead bakery; from Dbar to Pho Hoa
- Quick access to **Rte 93 and Downtown Boston**
- Half mile to **Savin Hill and Malibu beaches**

ABOUT THIS HOME

- **Parking**: 2 off-street driveway parking spaces (tandem)
- **Outdoor space**: fenced-in backyard with deck off the kitchen
- **Roof**: 2010
- **Laundry**: basement; 2021 LG washer and Samsung dryer
- **Appliances**: 2011 refrigerator and stove; 2018 microwave; 2020 dishwasher
- **Systems**: gas-powered furnace (2012); Navien tankless on-demand hot water heater (2012); AC condenser (2016)
- **Disclosures**:
 - Refrigerator water dispenser doesn't work
 - Square footage includes estimated sq.ft. of top-floor bedroom
- **Inclusions**: extra kitchen cabinets and countertop; basement dehumidifier; top-floor window AC
- **Property tax**: \$5,155.10 net property tax reflects estimated 2022 Boston residential exemption

RECENT IMPROVEMENTS

- 2019:
 - Kitchen partially-renovated to open up the floor plan and add sliders onto the deck
 - Installed new flooring throughout first floor, stairs and second floor landing
 - Renovated half bath
- Previous owner installed a French drain, sump pump and moisture barrier to the basement