

Unlimited

Sotheby's

INTERNATIONAL REALTY

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NOTES FROM THE SELLER

63 Hallron Street, Hyde Park

THE NEIGHBORHOOD + NEARBY

- On the Roslindale/Hyde Park border
- Around the corner from **George Wright Golf Course**
- **50 Bus to Forest Hills T** at Poplar St
- One mile to **Cleary Square shops and restaurants**
- One mile to **commuter rail to South Station** (Hyde Park)
- Two miles to **Roslindale Village**
- Nearby **parks and playgrounds**: Sherrin Woods, McGann Playground and Stony Brook Reservation

ABOUT THIS HOME

- **Parking**: off-street, driveway
- **Outdoor space**: back deck; grassy front yard; side yard with blueberry and strawberry bushes; tiered, fenced backyard
- **Laundry**: in basement
- **Electrical**: 200 amps
- **Systems**: gas-fired forced hot air (age unknown); central air (condenser age unknown)
- **Roof**: 2021 main roof; 2023 sunroom roof
- **Appliances**: disposal (Insinkerator, 2022); electric dryer (LG, 2021); dishwasher (Bosch, 2019); fridge (Kenmore, ~2009); stove (Kenmore, ~2009); washer (age unknown)
- **Other**: French drain system
- **Exclusions**: TV wall mount, kitchen butcher block stand, basement workbench, swing set
- **Inclusions**: basement fridge, picnic table
- **Property tax**: \$1,757 net property tax includes City of Boston residential exemption
- **Recent improvements**:
 - 2023: sunroom roof replaced
 - 2021: main roof replaced

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