PROPERTY HIGHLIGHTS

THE MECHANICALS & MORE

4	4	6	6
YEARS **Furnace**	YEARS **A/C**	(estimated) YEARS **Roof** **(per 2020 inspection)**	YEARS **Oven & Refrigerator**

Oven & refrigerator were purchased new when the sellers moved in.

UPDATES & IMPROVEMENTS DURING TIME OF OWNERSHIP

- **Full lead abatement** – completed in 2025
- **New furnace & A/C** – 2022 with zoning
- **Tub & shower replaced**
- **Hardwood stairs** – carpeting removed and hardwood refinished
- **Garage exterior** – tuckpointed and waterproofed
- **Garage flat roof** – new rubber roofing over the section that needed waterproofing and releveling
- **Exterior painted**
- **Landscaping**

FROM THE SELLERS

What we love most about the house

We love the character and historic feel of this home. It has been wonderful to have a dedicated space for an office and a playroom, and the location can't be beat – you're close to anywhere you'd want to go in Bay View.

What we love most about the neighborhood

We've loved the walkability and energy of the neighborhood. We've lived here with and without kids, and there's always something to do! We walk to nearby bars and restaurants, visit the South Shore Farmers Market every weekend, and have found so many fun local activities for our kids. Best of all, we've made great friends and neighbors here.



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