



Unlimited | Sotheby's
INTERNATIONAL REALTY

87 MAPLE PLACE DEDHAM

OFFERED AT \$580,000

4 BED | 1.5 BATH | 1560 SQ.FT.

87MAPLEPLACE.COM

exclusively listed & marketed by



TRISHA SOLIO, REALTOR®

THE SURREALTORS

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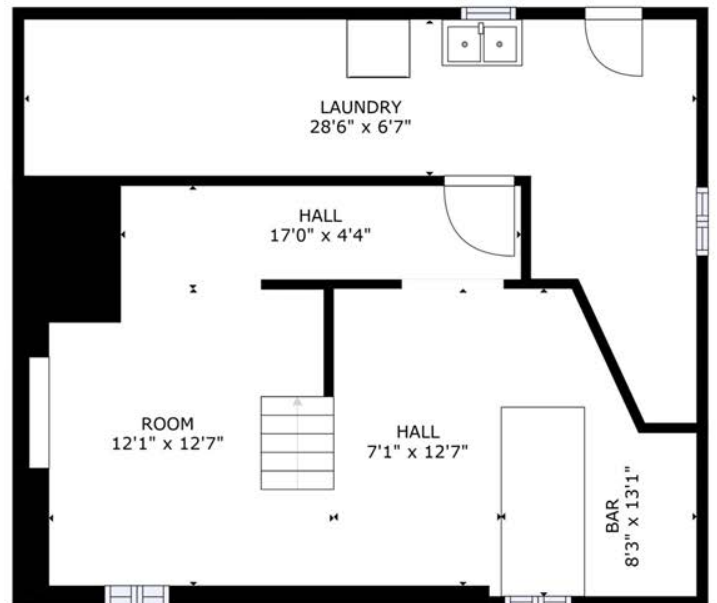
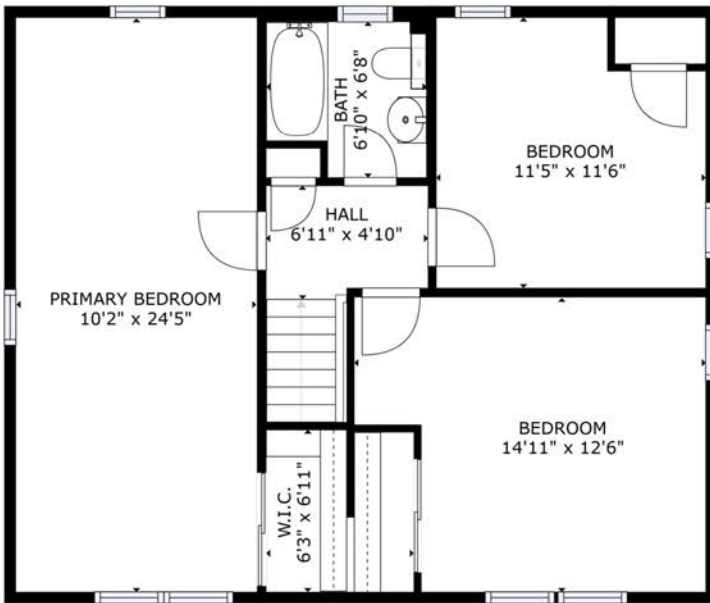
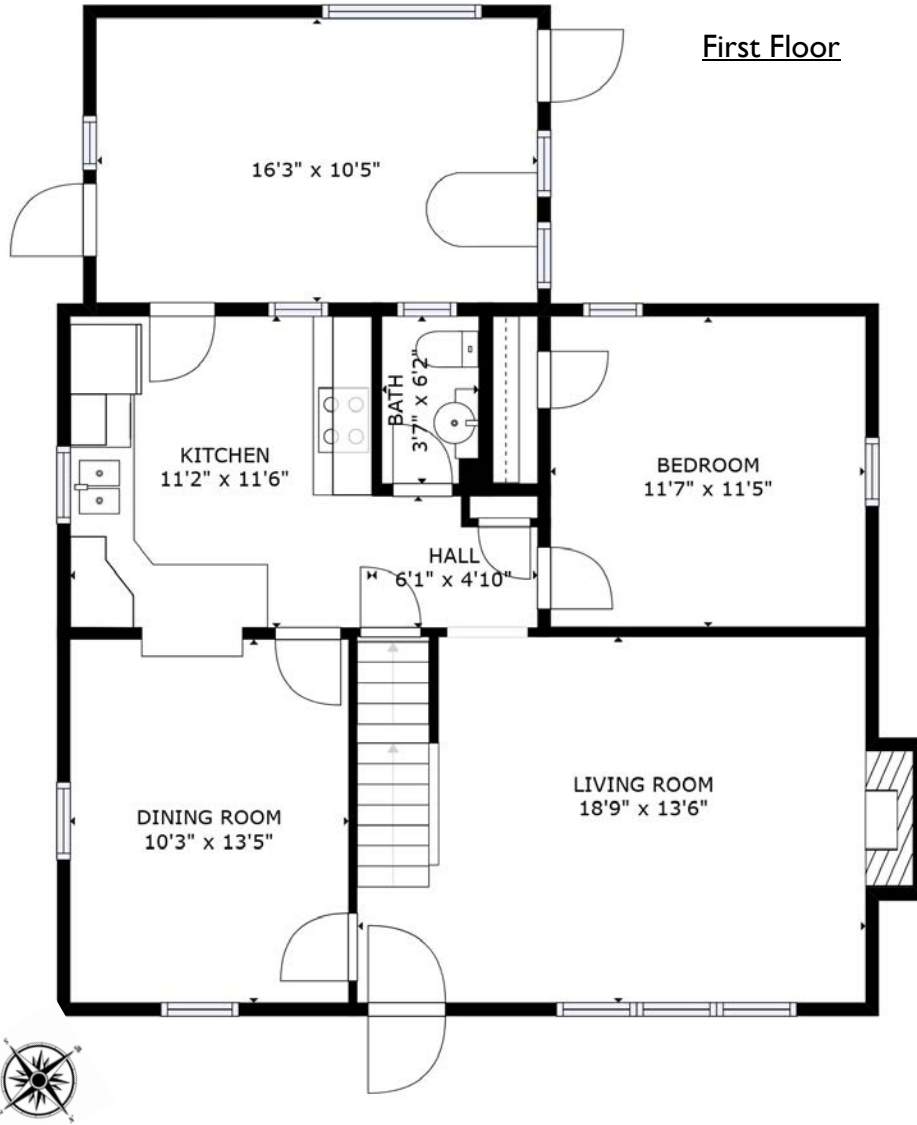
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TRULY EXPANDED 4 BED CAPE HOME IN CONVENIENT DEDHAM SQUARE LOCATION

Ideal for owner occupants or a builder. Make this your dream home. It is so full of possibilities including great bonus spaces: a 3-season, skylit enclosed sunporch, 1-car garage and attached insulated workshop/man cave/she shed with a wood stove, and a semi-finished basement; literally down the street from shops, dining and entertainment. Skylit main bedroom with cathedral ceiling. System updates include boiler and hot water within 2 years, and a newly shingled roof. Fenced 7500 square foot lot. Easy access to Rte. 1, 128, and nearby commuter rail, Wilson Mountain's miles of woodland trails. WalkScore 75 "Most errands can be accomplished on foot".

FLOOR PLAN



3D MATTERPORT TOUR

87 Maple Place, Dedham MA



Explore 3D Space

POWERED BY



Click above to virtually explore this home with this unique 3D walk through. Zoom out and see a 3D digital twin of this home from the outside and rotate it along any axis to see it from any perspective. You'll be able to get the big picture of this space.



Kitchen

**MLS # 72991375 - New
Single Family - Detached**

87 Maple Place List Price: **\$619,000**

Dedham, MA 02026
Norfolk County

Style: **Cape** Total Rooms: **7**
Color: Bedrooms: **4**
Grade School: Bathrooms: **1f 1h**
Middle School: Main Bath:
High School: Fireplaces: **1**
Approx. Acres: **0.17 (7,500 SqFt)** Approx. Street Frontage:
Handicap Access/Features:
Neighborhood/Sub-Division: **Dedham Square**
Directions: **Cul de sac abutting High Street in Dedham Square**

Remarks

A truly expanded 4-bed Cape in an uncommonly convenient Dedham Square location! Ideal for owner occupants or a builder. Make this your dream home. It is so full of possibilities including great bonus spaces: a 3-season, skylit enclosed sunporch, 1-car garage and attached insulated workshop/man cave/she shed with a wood stove, and a semi-finished basement; literally down the street from shops, dining and entertainment. Skylit main bedroom with cathedral ceiling. System updates include boiler and hot water within 2 years, and a newly shingled roof. Fenced 7500 square foot lot. Easy access to Rte. 1, 128, and nearby commuter rail, Wilson Mountain's miles of woodland trails. WalkScore 75 "Most errands can be accomplished on foot". Open House Sunday, June 5, 1:00-3:00.

Property Information

Approx. Living Area Total: **1,560 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,560 SqFt** Approx. Below Grade:
Living Area Disclosures: **Does not include skylit enclosed rear porch**

Heat Zones: **Hot Water Baseboard, Oil** Cool Zones: **Window AC**
Parking Spaces: **3 Off-Street** Garage Spaces: **1 Detached, Work Area, Side Entry**
Disclosures: **Living area does not include enclosed, unheated rear porch. Room sizes are approximate. COVID-19 protocols.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18'9"X13'6"	Fireplace, Flooring - Hardwood
Dining Room:	1	13'5"X10'3"	Ceiling Fan(s), Flooring - Hardwood, Breakfast Bar / Nook
Family Room:	1	-	-
Kitchen:	1	11'6"X11'2"	Flooring - Hardwood
Main Bedroom:	2	24'5"X10'2"	Skylight, Ceiling - Cathedral, Flooring - Hardwood
Bedroom 2:	2	14'11X12'6"	Flooring - Hardwood
Bedroom 3:	2	11'6"X11'5"	Flooring - Hardwood
Bedroom 4:	1	11'7"X11'5"	Flooring - Hardwood
Other:	1	16'3"X10'5"	Skylight, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Wall to Wall Carpet, Window(s) - Picture

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Bike Path, Conservation Area, T-Station**
Basement: **Yes Full, Partially Finished, Bulkhead**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Exterior: **Shingles, Wood**
Exterior Features: **Porch - Enclosed, Fenced Yard**
Flooring: **Tile, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Lot Description: **Fenced/Enclosed**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1952** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0092 L:0028**
Assessed: **\$525,900**
Tax: **\$7,021** Tax Year: **2022**
Book: **11151** Page: **424**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **2.5**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: Unlimited Sotheby's International Realty (617) 522-2200
Agent: Trisha Solio (617) 293-8070



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Your real estate expert

Trisha is a top selling agent and perennial winner of real estate production awards and was included in Boston Magazine's Top Real Estate Agents in 2019. Trisha is a National Association of Realtors Green Designee, a Seniors Real Estate Specialist (SRES), and an Accredited Staging professional, among other designations.