



MLS # 73360438 - Sold

Condo - 2/3 Family

40 Devon St - Unit 2
Boston, MA: Dorchester's Grove Hall,
02121

Suffolk County

Unit Placement: Middle

List Price: \$589,900

Sale Price: \$607,500

Unit Level: 2

Total Rooms: 6

Grade School:

Bedrooms: 3

Middle School:

Bathrooms: 2f 0h

High School:

Main Bath: Yes

Outdoor Space Available:

Fireplaces: 2

Handicap Access/Features:

Approx. Acres: 0.09 (3,970 SqFt)

Directions: In between Blue Hill Ave and Normandy St.

Gorgeous, upscale, fully renovated 3-bedroom 2 full bathrooms condo boasting exceptional finishes and design. This second-floor residence spans 1,210 square feet, showcasing soaring 11-foot ceilings, recessed lighting, and real hardwood floors throughout. The open-concept layout effortlessly connects the modern living room to the spectacular, state-of-the-art kitchen. The primary bedroom features a luxurious en-suite bathroom and direct access to a spacious, front-facing porch. An additional beautiful full bathroom completes this impressive unit. Exclusive use of a finished area in the basement, along with 4 tandem parking spaces, are available for purchase separately.

Property Information

Approx. Living Area Total: 1,245 SqFt (\$487.95/SqFt)	Living Area Includes Below-Grade SqFt: No	Living Area Source: Unit Floor Plan
Approx. Above Grade: 1,245 SqFt	Approx. Below Grade:	Levels in Unit: 1
Living Area Disclosures: 35 SqFt is located on the first floor Primary Landing / Entryway area at the front.		
Heat Zones: 4 Ductless Mini-Split System	Cool Zones: 4 Ductless Mini-Split System	
Parking Spaces: 4 Tandem, On Street Permit, Available for Purchase, On Street Without Permit	Garage Spaces: 0	
Disclosures:		

Complex & Association Information

Complex Name:	Units in Complex: 3 Complete: Yes	Units Owner Occupied: Source:
Association: Yes Fee: \$185 Monthly		
Assoc. Fee Incls: Water, Sewer, Master Insurance, Exterior Maintenance		
Special Assessments: No		

Room Levels, Dimensions and Features

Room	Level	Size	Features

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, House of Worship, Private School, Public School, T-Station**

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**

Basement: **Yes Partially Finished, Walk Out, Exterior Access**

Beach: **No**

Construction: **Stone/Concrete**

Exterior Features: **Porch, Deck, Balcony, Fenced Yard, Garden Area**

Flooring: **Wood, Tile, Hardwood**

Interior Features: **Security System**

Pets Allowed: **Yes**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Terms: **Contract for Deed**

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer**

Waterfront: **No**

Water View: **No**

Other Property Info

Elevator: **No**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: **Warranty Features:**

Year Built/Converted: **1900**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$0**

Tax: **\$0** Tax Year: **2025**

Book: **0000** Page: **0000**

Cert:

Market Information

Listing Date: **4/16/2025**

Days on Market: Property has been on the market for a total of **20** day(s)

Expiration Date:

Original Price: **\$589,900**

Off Market Date: **5/6/2025**

Sale Date: **6/6/2025**

Sale Price: **\$607,500**

Offer Date: **5/6/2025** Days to Offer: **20**

Listing Market Time: MLS# has been on for **20** day(s)

Office Market Time: Office has listed this property for **20** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing: **\$7,500**

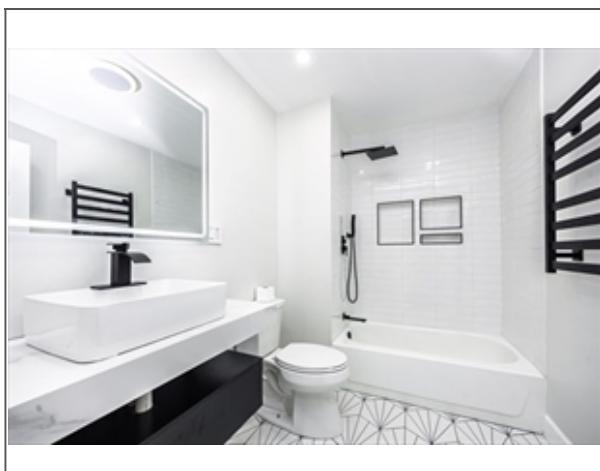
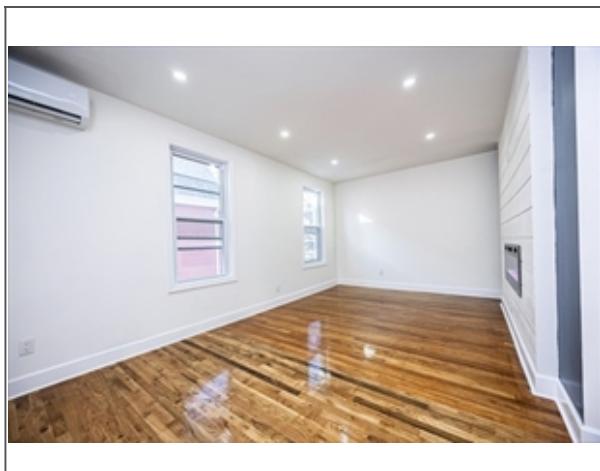
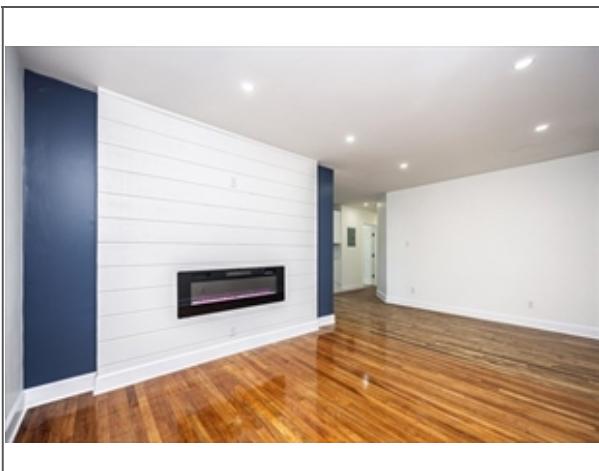
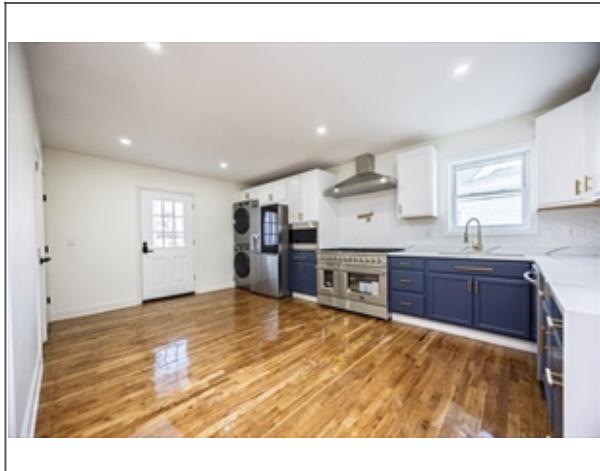
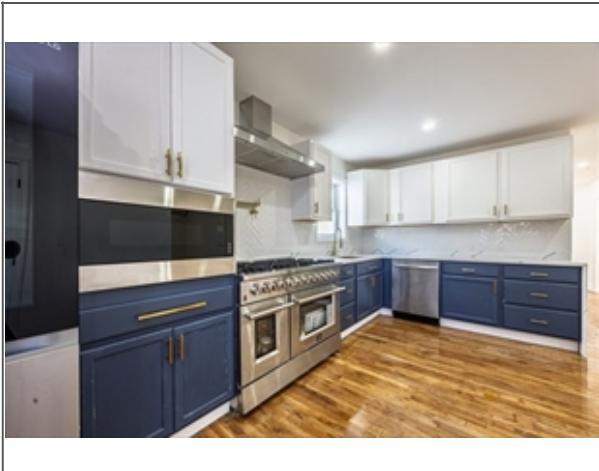
Financing: **VA**

Sale-to-List Ratio: **102.98%**

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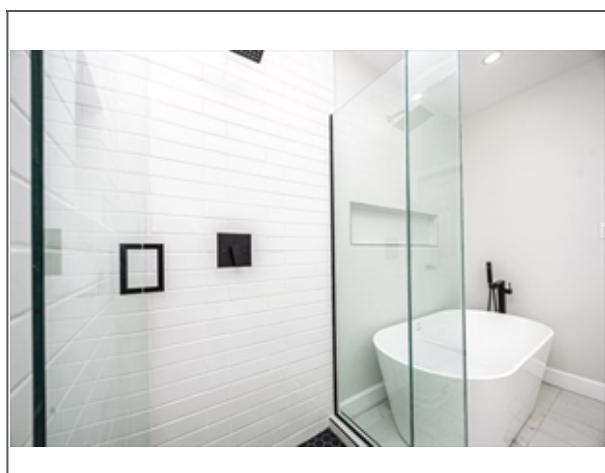
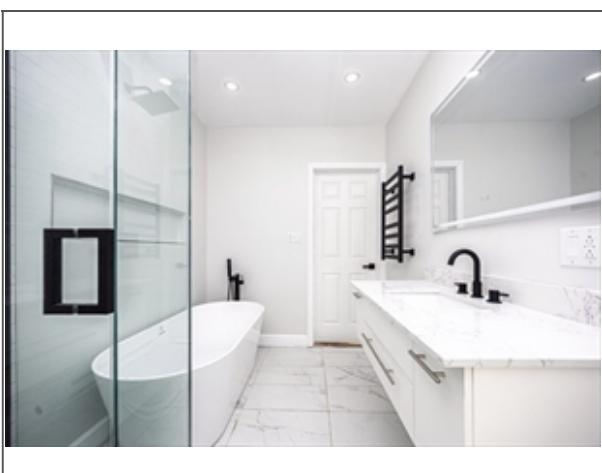
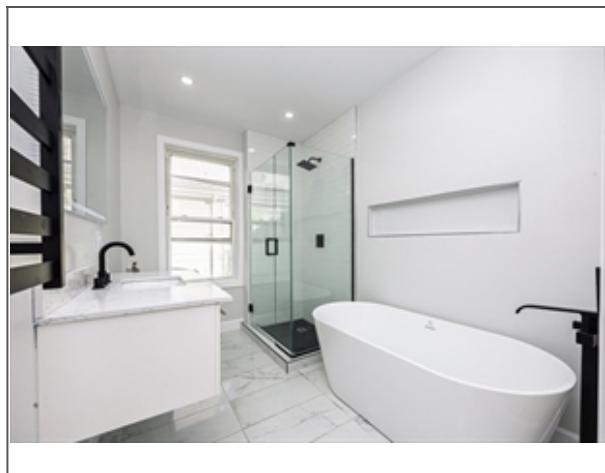
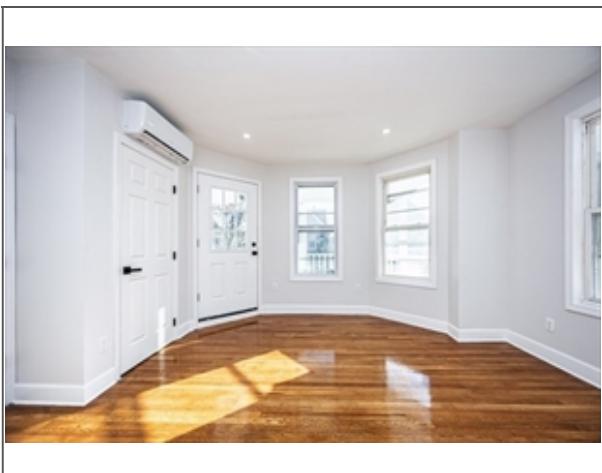
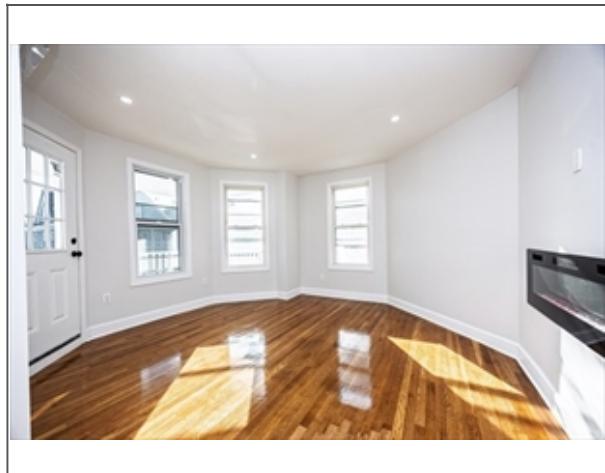
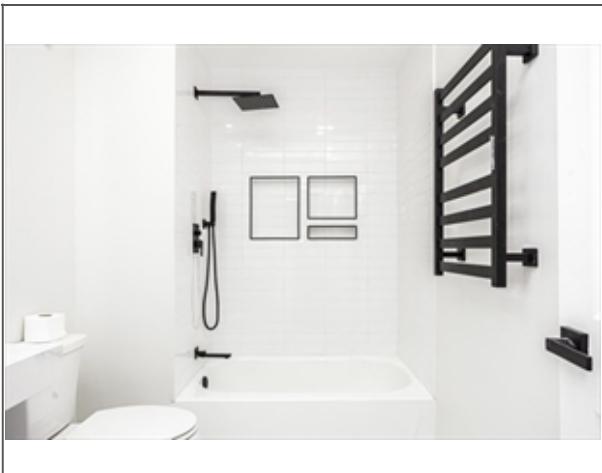
Condominium - Condo
Sale Price: \$607,500



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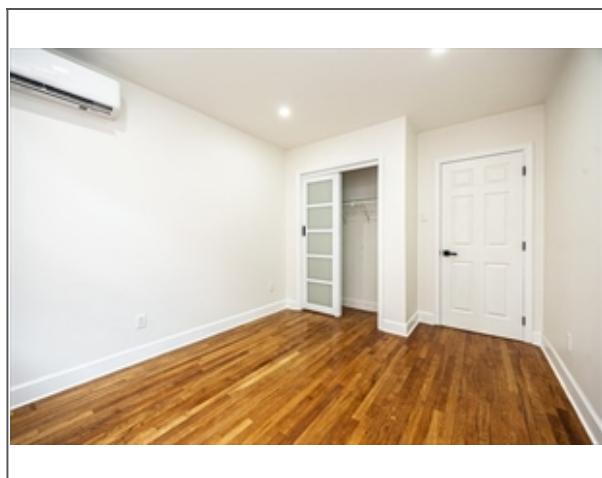
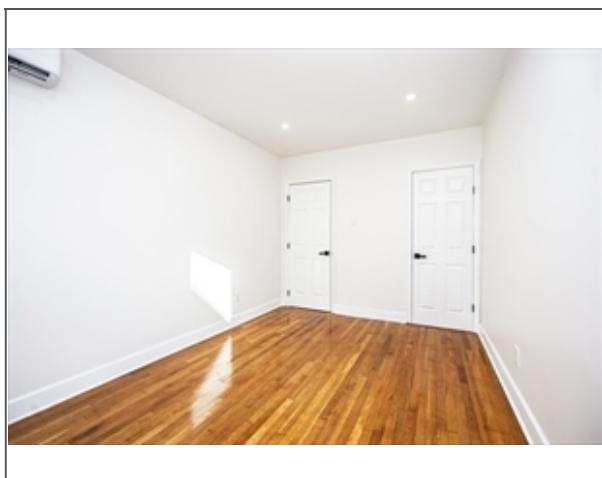
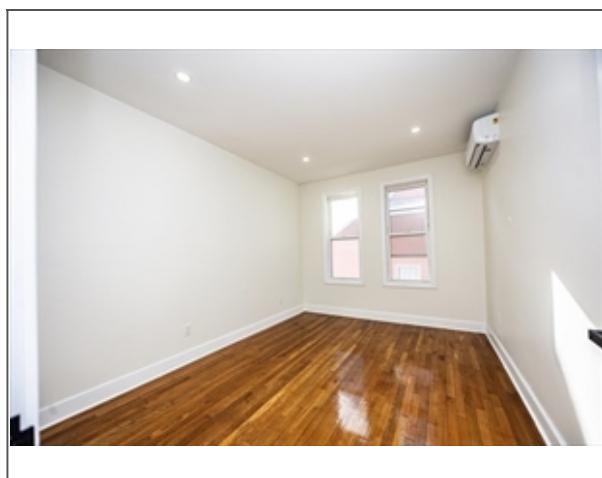
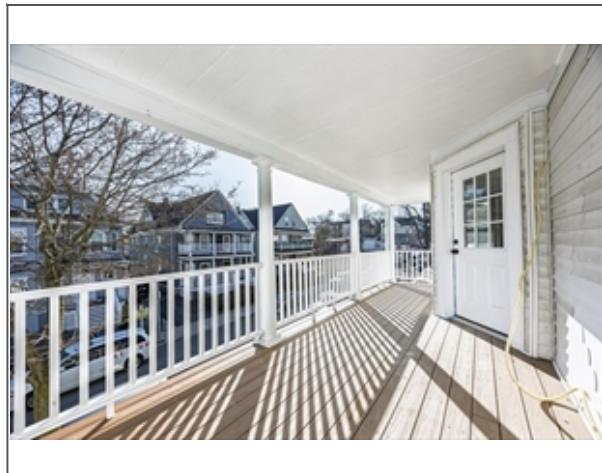
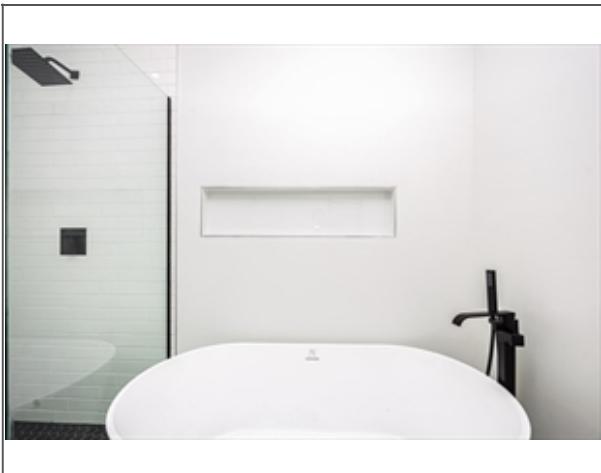
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