



MLS # 73360438 - Sold
Condo - 2/3 Family

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

Unit Placement: **Middle**
Unit Level: **2**
Grade School:
Middle School:
High School:
Outdoor Space Available:
Handicap Access/Features:
Directions: **In between Blue Hill Ave and Normandy St.**

List Price: **\$589,900**
Sale Price: **\$607,500**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **2f 0h**
Main Bath: **Yes**
Fireplaces: **2**
Approx. Acres: **0.09 (3,970 SqFt)**

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:
Living Area Disclosures: **35 SqFt is located on the first floor Primary Landing / Entryway area at the front.** Levels in Unit: **1**

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 Inclds: **Water, Sewer, Master Insurance, Exterior Maintenance**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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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:

Zoning Code: **0102**

Map: Block: Lot:

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**

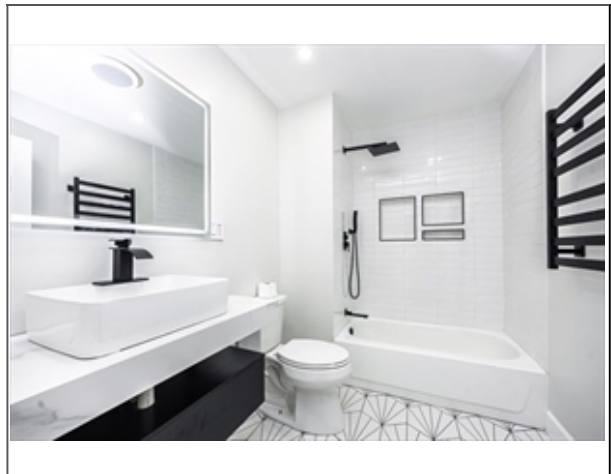
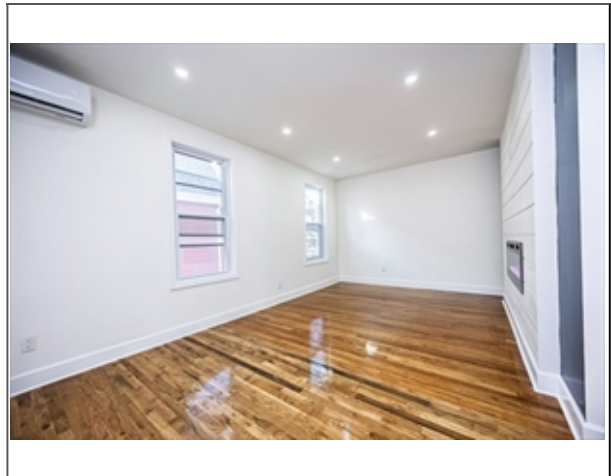
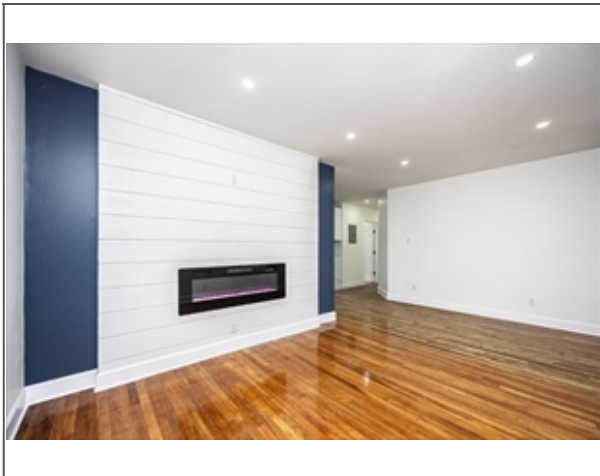
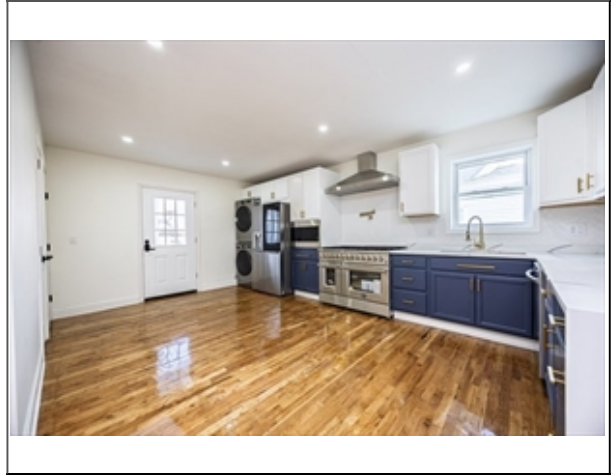
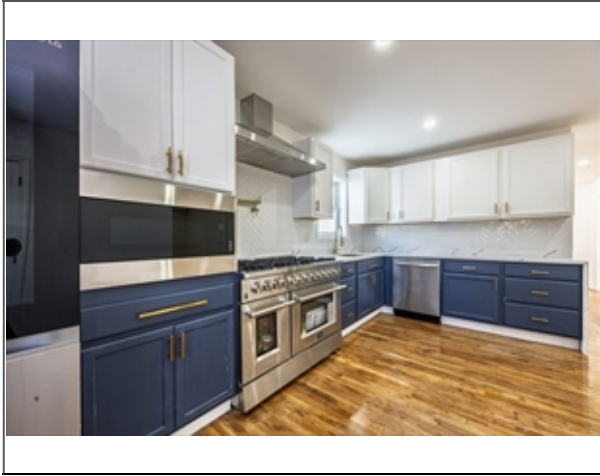
Financing: **VA**

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

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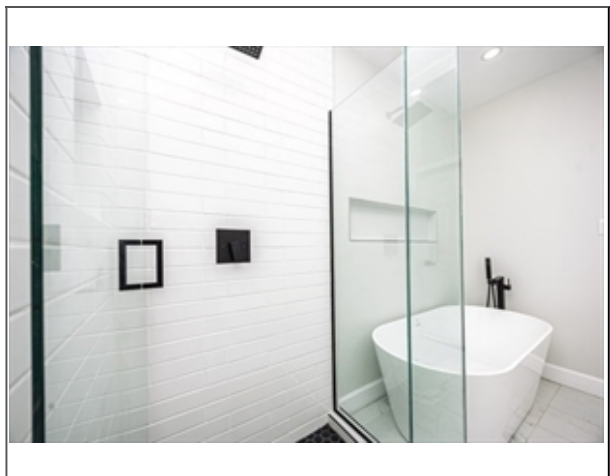
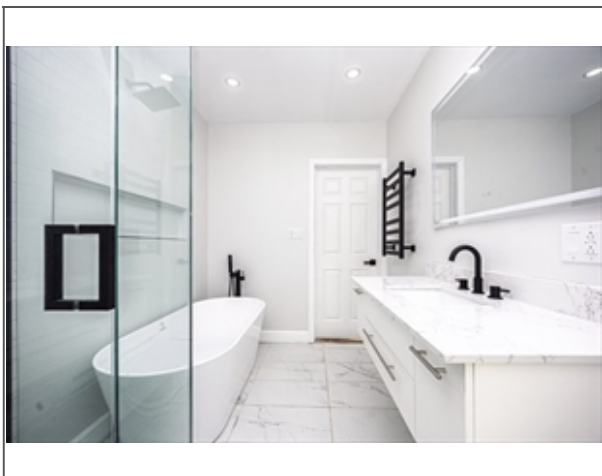
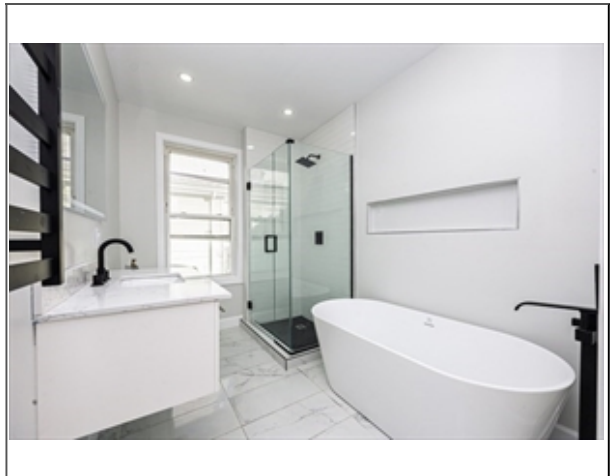
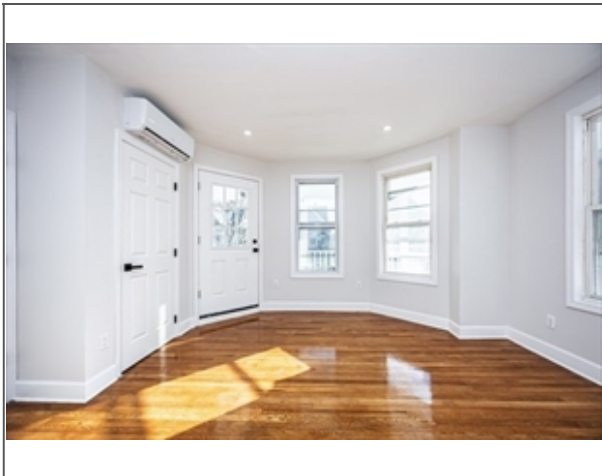
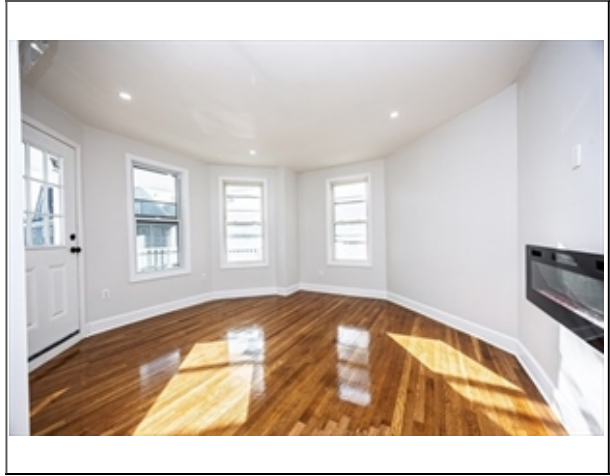
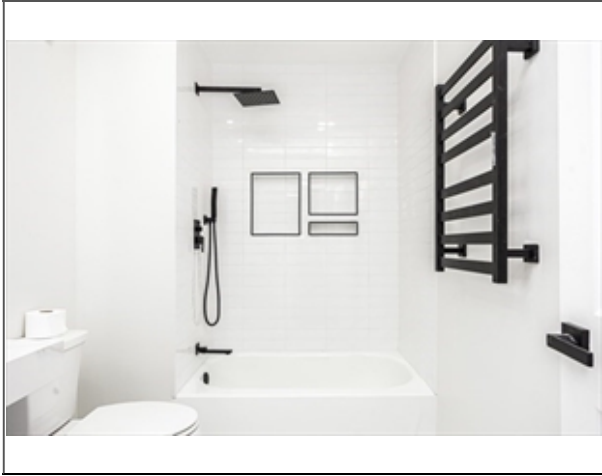
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Condominium - Condo
Sale Price: \$607,500



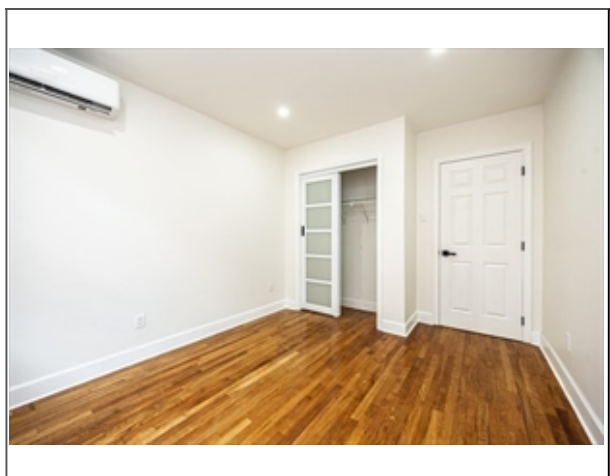
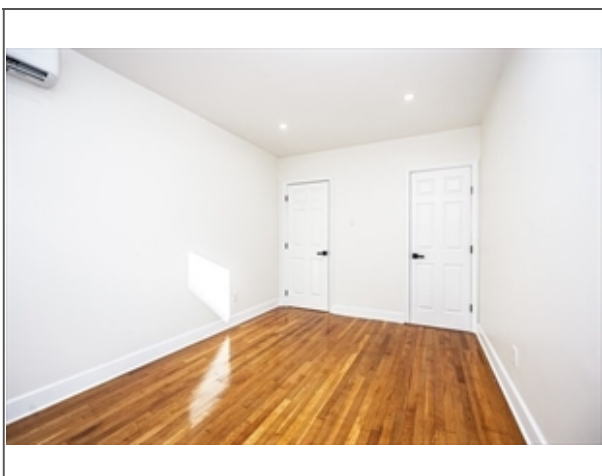
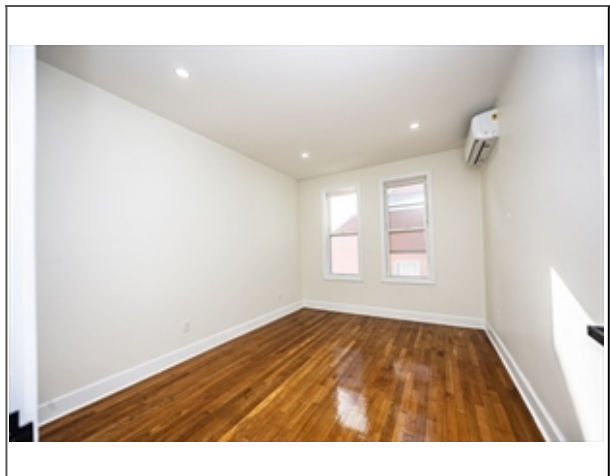
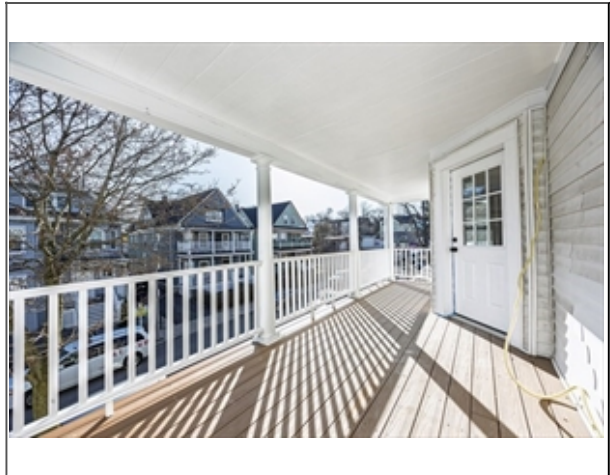
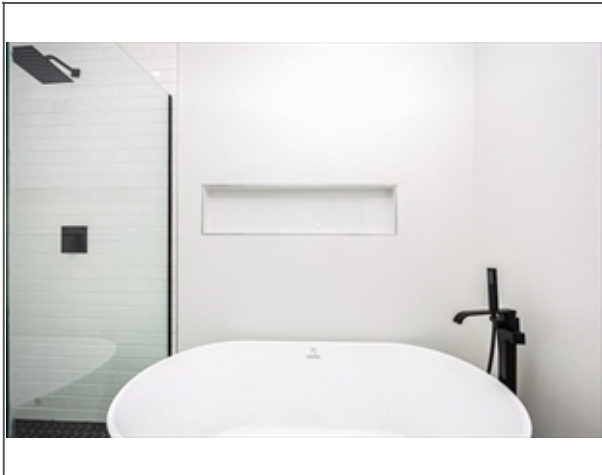
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