



MLS # 70973149 - Under Agreement
Single Family - Detached
142 Rosemary Rd
Dedham, MA 02026-7027
Norfolk County
 Style: **Raised Ranch, Split Entry, Multi-Level**
 Total Rooms: **8**
 Full/Half/Master Baths: **2/1/Yes**
 Grade School:
 High School:
 Neighborhood/Sub-Division: **Merrymount section of Riverdale**
 Directions: **Needham Street to Rosemary Road**

List Price: **\$499,000**

Color: **White**
 Bedrooms: **3**
 Fireplaces: **1**
 Middle School:

Remarks

Updated 4 level home w/ granite kitchen & super wainscoting detail throughout. Awesome location on the Needham line in a secluded enclave of Dedham that was once farmlands. Beautiful grounds in fantastic quiet family neighborhood. You will love this home and the area.

Property Information

Approx. Living Area: **1908 sq. ft.** Approx. Acres: **0.32 (13927 sq. ft.)** Garage Spaces: **2 Attached, Side Entry**
 Living Area Includes: **Finished Basement** Heat Zones: **2 Hot Water Baseboard, Gas** Parking Spaces: **8 Off-Street**
 Living Area Source: **Owner** Cool Zones: **Central Air** Approx. Street Frontage:
 Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor
Dining Room:	1		Hard Wood Floor
Family Room:	B		Hard Wood Floor
Kitchen:	1		Granite/Solid Counters
Master Bedroom:	2		Full Bath, Hard Wood Floor
Bedroom 2:	2		Hard Wood Floor
Bedroom 3:	2		Hard Wood Floor
Laundry:	B		--
Bathroom:	2		Full Bath
Bathroom:	2		Full Bath
Bathroom:	B		Half Bath
Office:	B		Hard Wood Floor
Sun Room:	1		--

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility**
 Basement: **Yes Full, Finished, Walk Out, Garage Access**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Vinyl, Brick**
 Exterior Features: **Deck, Gutters, Prof. Landscape, Sprinkler System, Fenced Yard**
 Flooring: **Wood, Tile**
 Foundation Size: .
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**
 Interior Features: **Cable Available, Wetbar**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available:
 Year Built: **1961** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #: **M:0011 L:0028**
 Assessed: **\$486,600**
 Tax: **\$6141** Tax Year: **2009**
 Book: **859** Page: **169**
 Cert: **127625**
 Zoning Code: .
 Map: Block: Lot:

Office/Agent Information

Listing Office: **M & C Metrowest Realty, LTD (781) 444-6036**
 Listing Agent: **William Meissner (781) 444-6036**
 Team Member:
 Sale Office: **Gibson Sotheby's International Realty (781) 329-8008 Ext. 1761**
 Sale Agent: **Robyn Olson (508) 272-7301**
 Listing Agreement Type: **Exclusive Right to Sell, ER w/Var.Rate Comm.**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Call List Agent, Lock Box**
 Showing: Facilitator: **Call List Agent, Lock Box**
 Special Showing Instructions: **Please email (Billmice@aol.com) or call Bill - 339-225-1737**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.5**
 Facilitator: **2.0**
 Lender Owned: **No**
 Short Sale With Lender Approval Required: **No**

Firm Remarks

NOT vacant. Sprinkler system not used for a few years.

Market Information

Listing Date: **9/10/2009** Listing Market Time: MLS# has been on for **9** day(s)
 Days on Market: Property has been on the market for a total of **9** day(s) Office Market Time: Office has listed this property for **9** day(s)
 Expiration Date:
 Original Price: **\$499,000**
 Off Market Date: **9/19/2009**
 Ant. Sale Date: **10/30/2009**