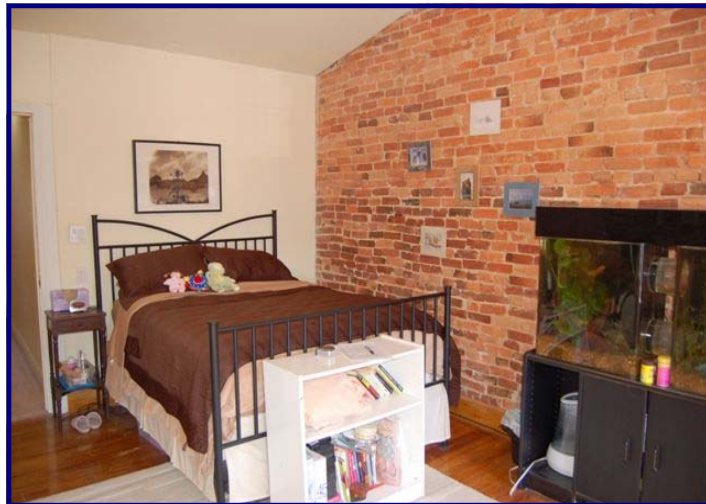


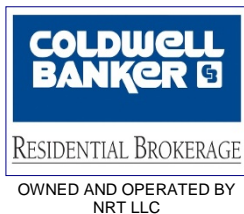
# 2902 DILLON STREET CANTON



THIS CANTON HOME HAS 2 LARGE SEPARATE BEDROOMS, 2 FULL BATHS, FINISHED BASEMENT WITH OFFICE, WOOD FLOORS, EXPOSED BRICK, ROOF DECK WITH WATER AND CITY VIEWS! GREAT LOCATION! ONLY 1 BLOCK TO THE SQUARE!



\$250,000



**TAMMY WASE**

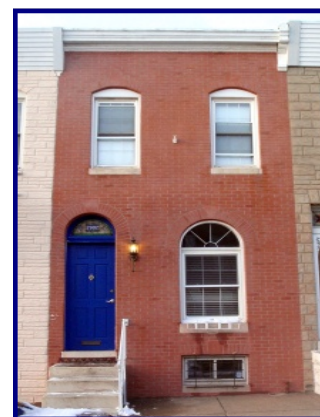
ABR, CRS, GRI

call 410.522.7932

o.410.327.2200

Homes@TammyWase.com

www.TammyWase.com



**STATUS: ACTIVE**

List Type: Excl. Right

Ownership: Fee Simple, Sale

**LIST PRICE: \$250,000**

Leg. Sub:  
Adv. Sub: CANTON

Other Fee: /

HOA FEE: /  
GROUND RENT:

Map Coord: 43H1

Lot AC/SF: 0.02/988  
#Lvs: 2 #Fpls: 0  
Main Entrance:  
Tax Map:

Lot/Block/Square: 62/1879  
Style: Other  
Type: Attach/Row Hse  
TH Type: Interior  
Parcel:

TAXES: \$5,881  
Tax Year: 2008  
Tax ID #: 0301111879 062  
Model:  
Liber:

Area:  
**Age: 99**  
Year Built: 1910  
Finished SF: 0  
Folio:

	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
<b>BR:</b>	2	0	2	0	0	0	ES:
<b>FB:</b>	2	0	1	0	1	0	MS:
<b>HB:</b>	0	0	0	0	0	0	HS:

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Kitchen, Other Room 1, Laundry-Kit Lvl

Master Bedroom: 18 x 12 Upper 1	Fifth Bedroom:	Rec Room:	Othr Rm 3:
Master Bedroom 2:	Living Room: 18 x 12 Main	Den:	Foyer:
First Bedroom:	Dining Room: 13 x 9 Main	Library:	Garage:
Second Bedroom: 21 x 7 Upper 1	Kitchen: 13 x 12 Main	Sitting:	Carport:
Third Bedroom:	Breakfast Rm:	Othr Rm: 30 x 12 Lower 1	Unfinished:

**Basement:** Yes, Full, Fully Finished, Connect Stair

**Parking:** Street ,

# Gar/Carpt/Assigned: //

Heat: Radiator, Oil

Cool: Ceiling Fan(s), Window Unit(s), Electric

TV/Cable/Comm:

Hot Water: Natural Gas

Water/Sewer/Septic: Public/Public Sewer

Handicap: None

**INTERIOR:** Style:

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Ice maker, Microwave, Oven/Range-Gas, Refrigerator, Washer, Washer/Dryer Stacked

Amenities: Crown Molding, Shades/Blinds, Sump Pump, W/W Carpeting

Security:

Din/Kit: Kit-Table Space, Sep Dining Rm

Wall/Ceil: Brick, Dry Wall

Window/Door: Double Pane Windows, Screens, Skylight(s)

**EXTERIOR:** Brick, Other, , Fenced-Rear, Roof Deck, , , ,

**REMARKS:** THIS CANTON HOME IS JUST ONE BLOCK FROM THE SQUARE AND FEATURES 2 SEPARATE BEDROOMS, WOOD FLOORS, EXPOSED BRICK, UPDATED KITCHEN, FINISHED BASEMENT WITH OFFICE, LOTS OF STORAGE, SKYLITE, ROOF DECK WITH GREAT VIEWS OF CITY AND WATER. MARBLE STEPS.

**DIRECTIONS:** ONE BLOCK NORTH OF THE SQUARE. FROM BOSTON OR O'DONNELL GO NORTH ON LINWOOD RIGHT ON DILLON. FROM EASTERN GO SOUTH ON POTOMAC RIGHT ON DILLON.

**Broker:** COLDWELL BANKER RESIDENTIAL BROKERAGE, C  
Listing Agent: TAMMY WASE  
Email: homes@TammyWase.com

Office: (410) 327-2200  
LA Office: (410) 522-7932  
LA Pager:

Fax: (410) 558-1965  
LA Home: (410) 522-7932  
LA Cell: (410) 522-7932

**Show Instructions:** Call 1st-Showing Service, Sign on Property

Owner: KRAUTHAMER

Home:  
Home: (866) 891-7469

Office:  
Office: (866) 891-7469

Showing Contact: CALL CSS CENTRALIZED SHOWING

List Date: **04-Mar-2009** Orig Price : \$269,000

DOM-MLS: 0

SubComp: 2.5 Dual: Yes

Update Date: 04-Mar-2009 Prior Price:

DOM-PROP: 0

BuyComp: 3 DesR No

Update Type: New

Front Fee:

Add'l: VarC: No

**Disclosures:** Prop Disclaimer

Documents:

Property Condition: Shows Well

Possession: 0-30 Days CD, 31-60 Days CD, Negotiable

