

# 88 Fox Meadow Ln, Dedham, MA

## 2,032± sf 4 BR, 1.5 BA Home on .28± Acres

### With Off-Street Parking for 3± Cars

Re: The Estate of Henry Mosychuk



Open House: Wednesday, July 24 (11am-1pm)

## Auction: Wednesday, July 31 at 11am On-site

**Zoning:** SRB - Single Residence B

**Site:** 0.28± acres (12,312± sf) offers privacy from street & neighborhood beyond fenced back yard

**Frontage & Lot Width:** 76± ft

**Lot Depth:** 162± ft

**Driveway:** Paved with parking for 2± cars

**Garage:** Attached (under) 1-car

**Gross Building Area:** 3,207± sf

**Gross Living Area:** 2,032± sf

**Design:** 2-story Gambrel with shed dormers built in 1958 on poured concrete foundation

**Features:** Wood floors, security system, vinyl siding, 200± sf patio, shed

**Bedrooms:** 4

**Baths:** 1.5 (1 full, 1 half)

**Basement:** 624± sf full with garage walk-out (312± sf each finished & unfinished)

**HVAC:** Gas-fired air-duc, central a/c

**Plan Ref:** Norfolk County Plan 768 of 1956 (Lot 196)

**Legal Ref:** Norfolk County 32507/0517

**Parcel ID:** 188/55

**Greenlodge neighborhood with easy access to Routes 1, 1A, I-93 & 128/I-95. Convenient to Rt 128/University Park MBTA Commuter Rail & Amtrak, Dedham Corporate Center (Franklin/Foxboro Line), Blue Hills Reservation, skiing, golf, Legacy Place shopping, fitness, entertainment & restaurants.**

**Terms of Sale:** 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, August 2, 2024. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

**Pre-auction Offers:** Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

**Buyer's Broker Terms:** Up to 2% Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for mandatory broker pre-registration requirements.

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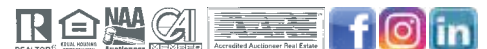
— AUCTIONEERS —

Property Info., Photos, Broker Reg. & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

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