



LUXURY MEETS  
 MODERN CONVENIENCE  
 237 YORK STREET  
 CANTON, MA

EXCLUSIVELY LISTED BY  
 SLADJA VUKOVIC  
 LEADINGEDGE™



**INVISION**  
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Luxurious updates and modern convenience blend seamlessly in this meticulously maintained home, gut-renovated in 2016 and exceptionally preserved since. Gleaming wood floors and abundant natural light enhance the sophisticated interior. The open-concept layout features a cozy wood-burning fireplace insert, a kitchen equipped with stainless steel appliances and sleek countertops, while premium storage solutions maximize organization, including custom California Closets. A finished basement offers office space and a family room for added convenience. Step outside to a serene outdoor oasis with a stunning deck, fenced spacious yard and a storage shed. Tech-forward perks include EV charging in both garages. Hosting is effortless with an expansive driveway for up to 8 cars and French doors offering seamless indoor and outdoor living. Thoughtful upgrades, from sleek fixtures to energy-efficient systems, ensure lasting comfort. With so much to love, this home is genuinely unique - we're excited to show it to you!

### FAVORITE HOME FEATURES FROM THE SELLER'S PERSPECTIVE:

- Privacy and Seclusion:** Trees and a wetland area provide natural privacy on one side of the property
- Entertainment Ready:** Spacious outdoor area and open floor plan make hosting a breeze
- Cozy and Efficient:** Wood stove fireplace serves as the sole heat source
- Prime Shopping Access:** Close to Target, Costco, BJ's (Avon) and Wegmans (Westwood)
- Effortless Commuting:** Quick access to major highways and routes
- Outdoor Lifestyle:** Enjoy nearby trails, bodies of water, town parks and a local pool
- Foodie-Friendly:** Surrounded by excellent local dining options

### IMPORTANT INFORMATION:

This home underwent a gut renovation in 2015 to 2016. Here are the upgrades made by the current owners during their ownership:

- Detached garage
- Electrical panel upgrades with EV charging in both garages
- Exterior pocket screen doors
- Wood stove insert
- Complete upper bath renovation
- Patio gazebo

**Parking:** Up to 8 spots in the driveway, two garages, one attached garage and one detached. Both with EV charging capabilities

**Outdoor space:** 20 x 20 deck with gazebo, fenced in backyard, irrigation system in the back and front yard, storage shed in the backyard

### APPLIANCES:

Fridge, Electric Stove, Dishwasher, Microwave Washer & Dryer, Wood Stove Insert

### EXCLUSIONS:

- Patio Furniture
  - String backyard lights
  - Indoor Plants
  - Curtain rods & curtains
  - EV chargers
  - Heavy bag (the garage)
  - Smart toilet seat
  - Ring & external cameras
  - Wood storage
- \*Complete list of inclusions is available on MLS  
**The seller is willing to sell the furniture. If you see something you like, please inquire about it!**



\$874,900  
List Price

Multi-Level  
Style

1955  
Year Built

Renovated in  
2015-2016

1,795  
Square Feet

3  
Bedrooms

2  
Bathrooms

Outdoor  
Oasis

