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LEADINGEDGE

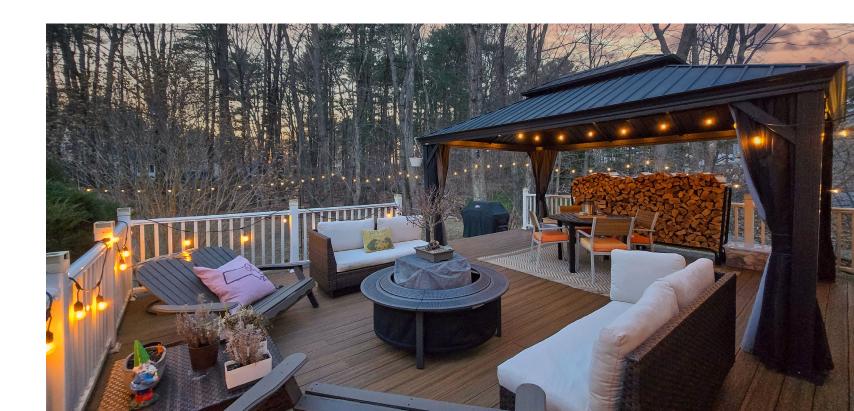
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LUXURY MEETS MODERN CONVENIENCE 237 YORK STREET CANTON, MA



EXCLUSIVELY LISTED BY SLADJA VUKOVIC LEADINGEDGE 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















