

**MLS # 73498034 - Price Changed**  
**Condo - Townhouse**

**196 Gardner St - Unit 196**  
**Boston, MA: West Roxbury, 02132**  
**Suffolk County**

List Price: **↓\$925,000**

Unit Placement: **Middle**

Total Rooms: **6**

Unit Level: **1**

Bedrooms: **3**

Grade School:

Bathrooms: **2f 1h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **1**

Outdoor Space Available: **Yes - Private**

Approx. Acres:

Handicap Access/Features:

Directions: **VFW Parkway to Charles Park Road to Gardner St.**

**Live effortlessly at The Townhomes at Charles Park. Built in 2022, this sophisticated 3BR, 2.5BA townhouse offers modern open-concept living with a quartz center-island kitchen, stainless steel appliances, and a sun-filled living room with fireplace and private deck. A separate dining area adds versatility for everyday living or entertaining. The primary suite features tranquil Charles River Basin views, its own deck, a spa-inspired bath with skylight, and double closets. Additional highlights include a heated two-car garage with EV charging, hardwood floors, 9' ceilings, in-unit laundry, central vacuum, and an energy-efficient 3-zone hydro-air HVAC system. Ideally located near Millennium Park, commuter rail, shops, dining, and major routes to Boston and Longwood Medical—this move-in-ready home delivers elevated living in a connected West Roxbury setting.**

**Property Information**

Approx. Living Area Total: **1,868 SqFt (\$495.18/SqFt)**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,868 SqFt**

Approx. Below Grade:

Levels in Unit: **3**

Living Area Disclosures: **Does not include garage**

Heat Zones: **3 Gas, Unit Control, Hydro Air**

Cool Zones: **3 Central Air, Unit Control**

Total Parking Spaces: **2**

Garage Spaces: **2 Attached, Under, Garage Door Opener, Heated, Storage**

Disclosures: **Mailing address is 196 Gardner St, West Roxbury. Taxes include Residential Exemption. Rentals OK with 12-month lease.**

**Complex & Association Information**

Complex Name: **Townhomes at Charles Park**

Units in Complex: **18** Complete: **Yes**

Units Owner Occupied: **14** Source: **Management**

Association: **Yes** Fee: **\$538.14 Monthly**

Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Reserve Funds, Management Fee**

Special Assessments: **No**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Balcony - Exterior, Deck - Exterior, Recessed Lighting, Slider</b>
Dining Room:	<b>1</b>		-
Kitchen:	<b>1</b>		<b>Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Gas Stove, Lighting - Pendant</b>
Main Bedroom:	<b>3</b>		<b>Bathroom - Full, Bathroom - Double Vanity/Sink, Balcony - Exterior, Deck - Exterior, Double Vanity, Closet - Double</b>
Bedroom 2:	<b>2</b>		<b>Closet - Double</b>
Bedroom 3:	<b>2</b>		<b>Closet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full</b>
Bath 3:	<b>3</b>		<b>Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Skylight</b>
Laundry:	<b>2</b>		<b>Dryer Hookup - Electric</b>
Vestibule:	<b>B</b>		-

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Conservation Area, Public School**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Vacuum System, Vent Hood**

Association Pool: **No**

Basement: **Yes Partially Finished, Garage Access**

Beach: **No**

Construction: **Frame**

Docs in Hand: **Master Deed**

Electric Features: **Circuit Breakers, EV Charging Station**

Energy Features: **Insulated Windows, Prog. Thermostat**

Exterior: **Fiber Cement Siding, Composite**

Exterior Features: **Deck, Deck - Roof, Balcony, Gutters, Professional Landscaping**

Flooring: **Hardwood**

Hot Water: **Tank**

Insulation Features: **Full, Spray Foam**

Interior Features: **Central Vacuum, Security System**

Management: **Professional - Off Site**

Pets Allowed: **Yes**

Roof Material: **Rubber**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**

Waterfront: **No**

Water View: **Yes Public, River**

**Other Property Info**

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: **No** Warranty Features: **No**

Year Built/Converted: **2022**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

**Tax Information**

Pin #:

Assessed: **\$902,900**

Tax: **\$6,898.24** Tax Year: **2026**

Book: **68440** Page: **152**

Cert:

Zoning Code: **RES**

Map: Block: Lot: