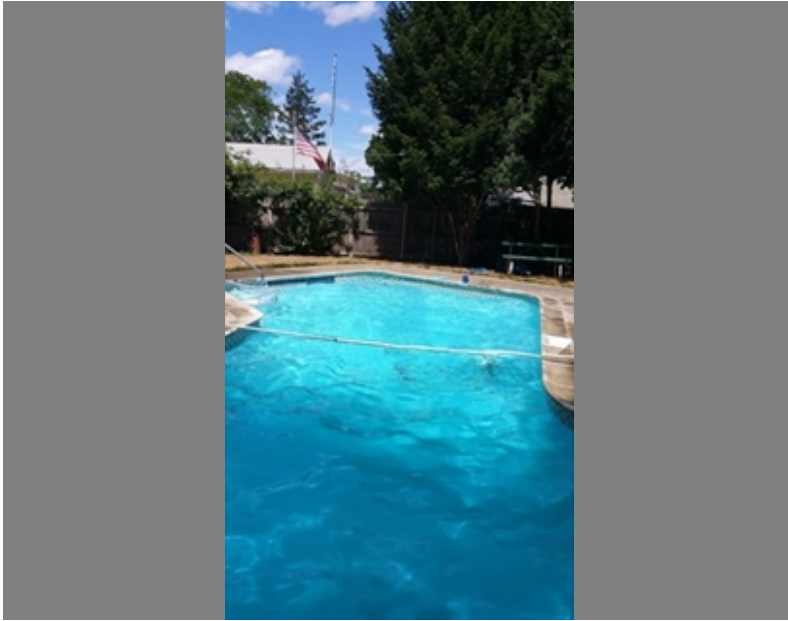




Details on the property located at

**30 Leighton Rd  
Boston, MA 02136  
(Hyde Park)**

LIST PRICE: *\$710,000*

**7 Rooms**  
**2 Full, 0 Half Baths**  
**13,761 sq.ft Lot Size**

**3 Bedrooms**  
**0.32 Acre**  
**1781 sq.ft Living Area**

#### Remarks

Discover your dream home in the sought-after Stoney Brook area of Hyde Park! This beautifully updated 3-bedroom residence boasts a bright and airy open floor plan, perfect for modern living. The newly renovated kitchen provides access to the back deck with picturesque views of the expansive lot and inviting in-ground pool, making it an ideal space for entertaining. The lower level is a true bonus, featuring a large open room, full bathroom, a bar, a convenient laundry/utility room, and access to the yard/pool area. This versatile space can serve as a fantastic in-law apartment, a fourth bedroom, or an additional family room. Situated on a large lot, there's parking for 2-3 cars and plenty of room for expansion or construction of an ADU. This home offers both comfort and potential. Plus, a brand new roof was installed in 2025, ensuring peace of mind for years to come. Don't miss out on this exceptional opportunity!

WELCOME  
*Home!*



**Marcia Ramos**  
**Vesta Rp Development**  
101 Calumet Street  
Roxbury Crossing, MA 02120

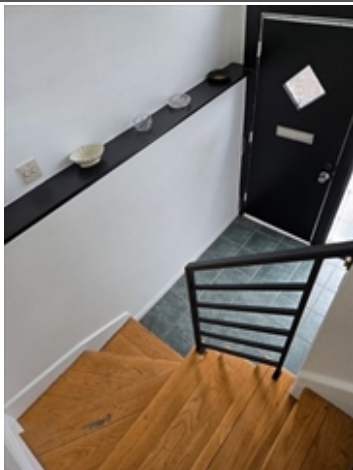
617-834-4099  
vestarpd@gmail.com

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**Vesta RP Development, Inc**  
**Vestarp.com**  
**Info@vestarp.com**  
**VM: 781-733-8678**

**MLS # 73376642 - New**  
**30 Leighton Rd, Boston, MA: Hyde Park, 02136**

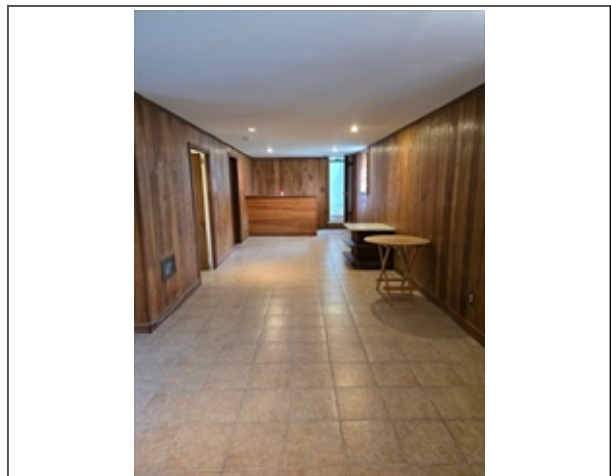
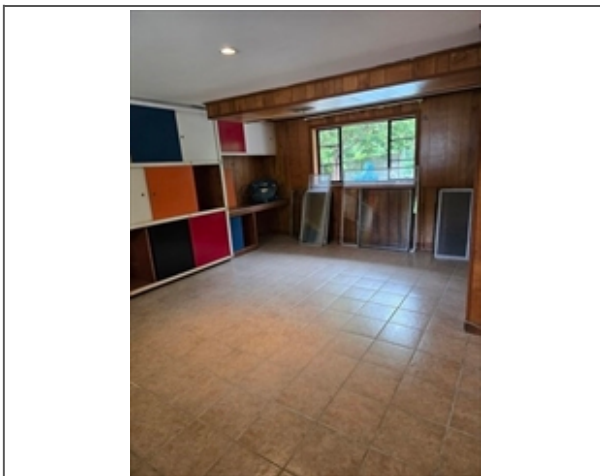
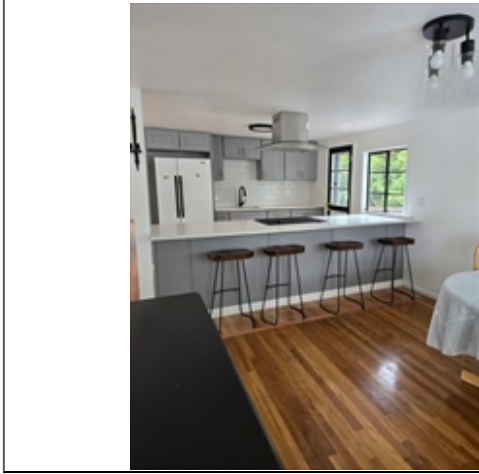
**Single Family - Detached**  
**List Price: \$710,000**



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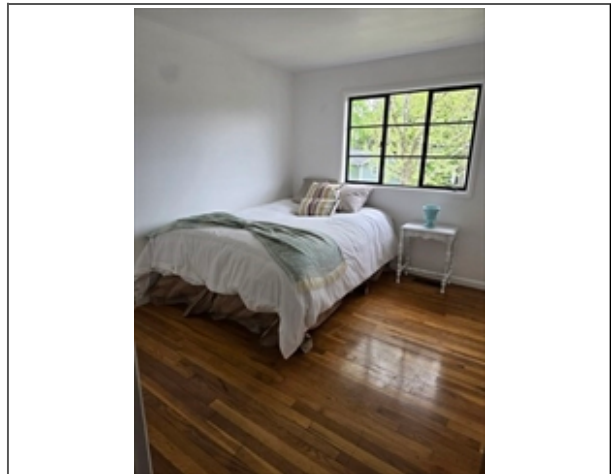
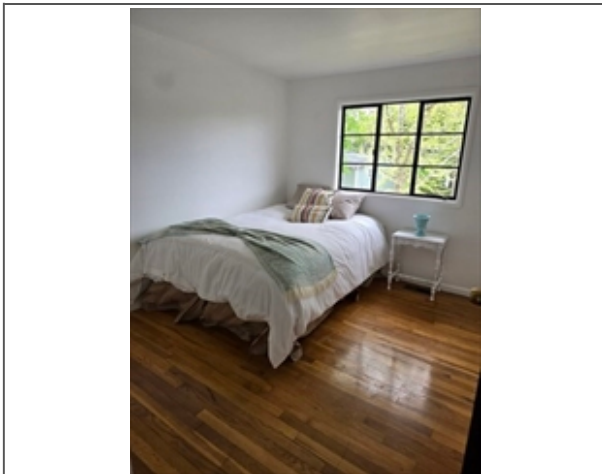
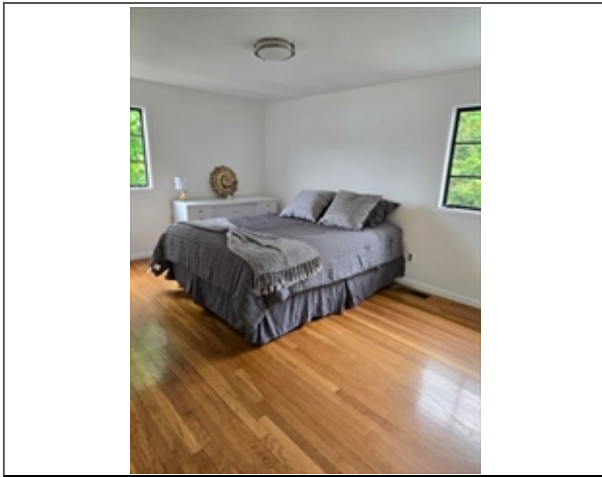
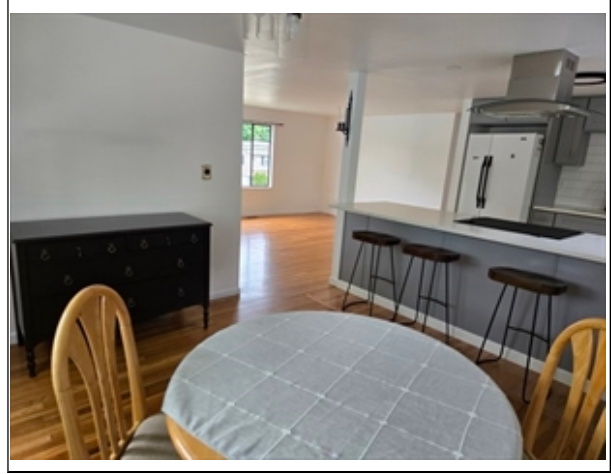
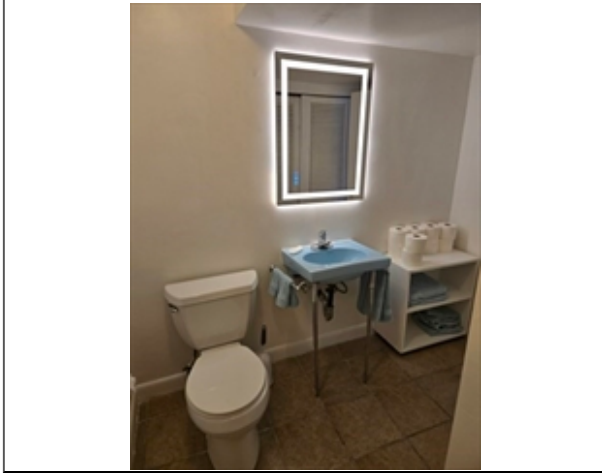
**Single Family - Detached**  
**List Price: \$710,000**



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**MLS # 73376642 - New**  
**30 Leighton Rd, Boston, MA: Hyde Park, 02136**

**Single Family - Detached**  
**List Price: \$710,000**



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**Single Family - Detached**  
**List Price: \$710,000**



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\*\*\*This is a generic calculator. Rates and products shown below are only examples based on market averages and are intended only as an approximate estimate of payments.\*\*\*

 Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

Mortgage Payment Calculator

| KEY INFO        | 30 Year Fixed | 15 Year Fixed | 30 Year Fixed FHA      | VA                     | Conv 5/6 ARM |
|-----------------|---------------|---------------|------------------------|------------------------|--------------|
| Down Payment:   | \$142,000     | \$142,000     | \$24,850 <sup>^*</sup> | \$0 <sup>^**</sup>     | \$142,000    |
| Mortgage Paymt: | \$3,827       | \$4,870       | \$4,406                | \$4,584                | \$3,684      |
| Rate:           | 7.125%        | 6.250%        | 6.500%                 | 6.500%                 | 6.750%       |
| APR:            | 7.205%        | 6.330%        | 6.580%                 | 6.580%                 | 6.830%       |
| Taxes:          | \$531         | \$531         | \$531                  | \$531                  | \$531        |
| Ins./HOA Dues:  | \$237         | \$237         | \$237                  | \$237                  | \$237        |
| PMI:            | \$0           | \$0           | \$320                  | \$0                    | \$0          |
| Mo. Payment:    | \$4,595       | \$5,638       | \$5,494 <sup>^*</sup>  | \$5,352 <sup>^**</sup> | \$4,452      |

Personalize Your Mortgage

Click on the calculate button below to enter your offer price and down payment:

CALCULATE

Asking Price of **\$710,000** with a Down Payment of **20.0%** and a Loan Amount of **\$568,000**. <sup>^\*</sup>FHA loans allow for a 3.5% Down Payment. <sup>^\*\*</sup>VA loans allow for a 0.0% Down Payment. ARM loan payment & interest rates will change during term. Click **Key Info** for required disclosure. Ins. = Home Owners Insurance Click here for relationship disclosure.

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