

**214 SPRAGUE ST**

DEDHAM, MA 02026

**\$875,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## 214 SPRAGUE ST

DEDHAM, MA 02026

Welcome to 214 Sprague Street, a bright and inviting Cape/Colonial-style home in a convenient Dedham location. This three-bedroom, two-bath home offers a flexible layout with hardwood floors, a classic brick fireplace, and comfortable living spaces throughout. The main level includes a bedroom, a well-connected kitchen/living area, and an additional flexible room that can serve as a formal dining room, home office, or den. Upstairs, the remaining bedrooms provide privacy and natural light. The partially finished lower level adds useful space for recreation, fitness, storage, or work-from-home needs.

**Heating Type: Baseboard,**  
**Sewer: Public,**  
**Fireplace Count: 1 Fireplace,**  
**Cooling: Window A/C,**  
**Water: City Water**

**\$875,000**



Set on a 0.24-acre lot with four off-street parking spaces, the home is situated in the Greenlodge Elementary/Dedham Public Schools district with convenient access to schools, commuter rail, and highways. Buyer and buyer's agent to verify school assignments, measurements, square footage, and all property information. All measurements are approximate. List of upgrades on MLS. Bedroom 19.42ft x 11.5ft Bedroom 9.83ft x 13.58ft Bedroom 7.0ft x 10.83ft Dining Room 13.33ft x 11.42ft Family Room 17.83ft x 11.33ft Kitchen 15.92ft x 12.17ft Living Room 11.67ft x 11.42ft Master Bedroom 11.67ft x 10.08ft



