



MLS # 73388062 - New

Multi Family - 3 Family - 3 Units Up/Down

46 Evelyn St
Boston, MA: Mattapan, 02126-1845
Suffolk County

Auction: \$0 min. bid
Auction Date: 6/24/2025

Color:

Total Floors: 3

Total Rooms: 17

Total Units: 3

Total Bedrooms: 10

Total Rent: \$0

Total Bathrooms: 3f 0h

Grade School:

Total Fireplaces: 0

Middle School:

High School:

Approx. Acres: 0.2 (8,913 SqFt)

Approx. Street Frontage:

Directions: BLUE HILL AVE TO EVELYN ST

"Disregard List Price. Trustee's Sale of Real Estate. Property Selling At Public Auction on Wednesday, June 24, 2025 at 11:00 AM At The Property." 3-Family Home with Exceptional Growth Potential. This exceptional multi-family property offers rental income plus remarkable opportunities for expansion. The spacious 3-family home features a full-size attic ready for potential conversion into additional living space. Beyond the main structure, the property includes a 3-car garage with potential to construct an Accessory Dwelling Unit (ADU) —creating even more value and rental possibilities. Perfect for investors or owner-occupants seeking rental income with tremendous upside potential. Don't miss this chance to bid on a revenue-generating property with substantial upside potential. This multi-family investment combines rental income with valuable development options—a unique offering rarely available at auction. Buyers to do their own due diligence. INFORMATION TAKEN FROM PUBLIC RECORDS.

Property Information

Approx. Living Area Total: 4,200 SqFt

Living Area Includes Below-Grade SqFt: No

Living Area Source: Public Record

Approx. Above Grade: 4,200 SqFt

Approx. Below Grade:

Living Area Disclosures: The price listed is obviously not the selling price.

Heat/Cool Units: 3

Heat/Cool Zones: 3

Parking Spaces: 6 Off-Street

Garage Spaces: 3

Disclosures: A DEPOSIT OF \$20,000 IN CASH OR CERTIFIED CHECK DUE AT TIME AND PLACE OF SALE. 5% OF PURCHASE PRICE DUE WITHIN 3 BUSINESS DAYS. This is an auction and the true price is to be established through transparent, competitive open bidding and the true price will be established by what the market wil bear.

Annual Expenses

Heating:

Repair & Maintenance:

Management:

Gross Income:

Gas:

Trash Removal:

Miscellaneous:

Gross Expenses:

Electricity:

Sewer:

Ann. Prop. Oper. Data: No

Net Income:

Water:

Insurance:

Annual Expense Source:

Unit Descriptions

Unit #1

Rooms: 5 Bedrooms: 3 Bathrooms: 1f 0h Fireplaces: 0 Levels: 1 Floor: 1 Rent: 0 Lease: No

Rooms: Living Room, Kitchen

Interior Features: Hardwood Floors

Unit #2

Rooms: 6 Bedrooms: 3 Bathrooms: 1f 0h Fireplaces: 0 Levels: 1 Floor: 2 Rent: 0 Lease: No

Rooms: Living Room, Dining Room, Kitchen

Interior Features: Hardwood Floors

Unit #3

Rooms: 6 Bedrooms: 4 Bathrooms: 1f 0h Fireplaces: 0 Levels: 1 Floor: 3 Rent: 0 Lease: No

Rooms: Living Room, Kitchen

Interior Features: Hardwood Floors

Features

Area Amenities: Public Transportation, Shopping, Medical Facility, Highway Access, Private School, Public School, T-Station, University

Basement: Yes Unfinished Basement

Beach: No

Electric: 110 Volts, 220 Volts, 100 Amps

Exterior: Vinyl

Other Property Info

Disclosure Declaration: No

Exclusions: NO INSPECTION OR FINANCING CONTINGENCY. NO REPRESENTATIONS; NO WARRANTIES. "AS IS" SALE OF REAL PROP

Lead Paint: Unknown

UFFI: Warranty Features:

Year Built: 1905 Source: Public Record

Flooring: **Hardwood**
Foundation Size:
Foundation Description: **Fieldstone**
Lot Description: **Fenced/Enclosed, Level**
Road Type: **Public**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Year Built Description: **Actual, Finished, Never Occupied**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **W:14 P:04157 S:000**
Assessed: **\$1,017,000**
Tax: **\$11,777** Tax Year: **2025**
Book: **0** Page: **0**
Cert:
Zoning Code: **R3**
Map: Block: Lot:

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:
Seller-Offered Buyer's Broker Compensation:
2%
Seller-Offered Facilitator Compensation:
Seller-Offered Compensation Based On:

Auction Information

Deposit Required:
Buyer's Premium: **No**
Seller's Confirmation/Reserve: **Yes**
Abbreviated Terms:

Office/Agent Information


Listing Office: **Stanley J. Paine Co, Inc. (617) 731-4455**
Listing Agent: **Stanley J. Paine (617) 201-5242**
Team Member(s): **Stanley J. Paine (617) 201-5242**
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Auction**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker:
Showing: Facilitator:
Special Showing Instructions:

Market Information

Listing Date: **6/9/2025**
Days on Market: Property has been on the market for a total of **6** day(s)
Expiration Date:
Original Price: **\$0**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **2** day(s)
Office Market Time: Office has listed this property for **6** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

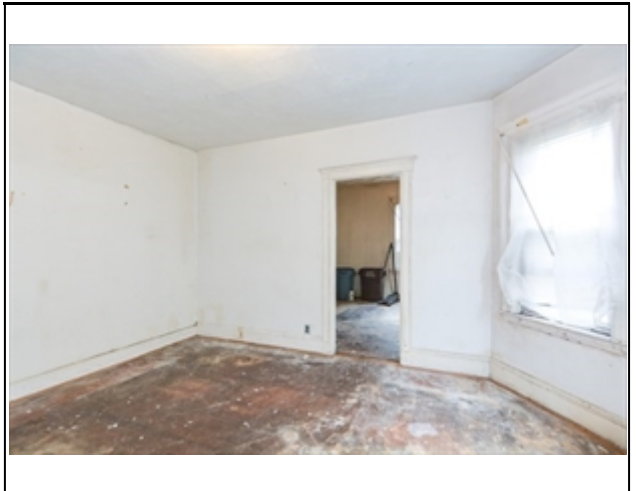
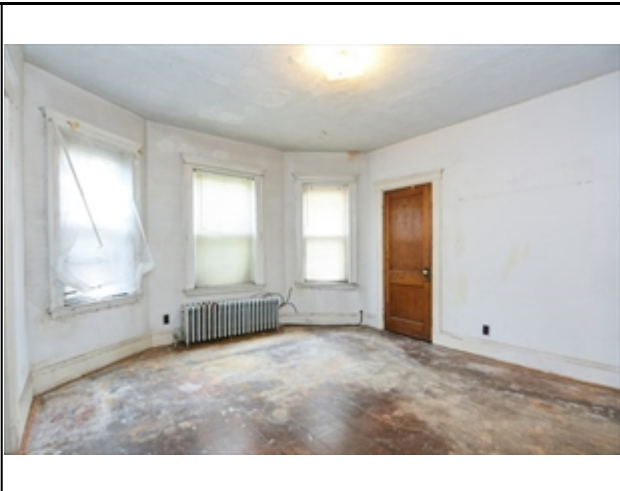
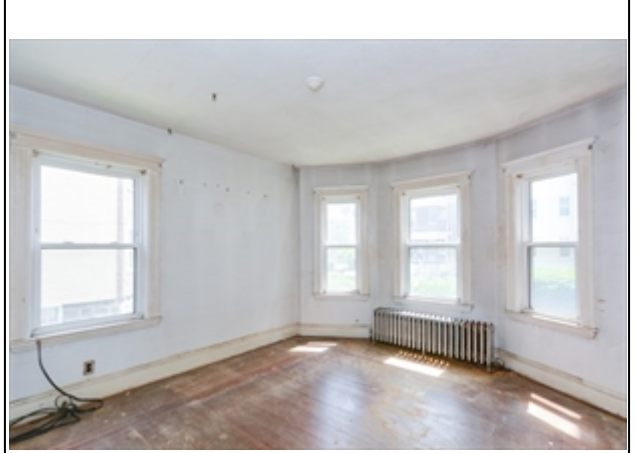
Market History for 46 Evelyn St, Boston, MA: Mattapan, 02126-1845

| MLS # | Date | | | DOM | DTO | Price |
|---|-----------|--|------------------|-----|-----|-----------|
| 73386293 | 6/5/2025 | Listed for \$510,000 | Stanley J. Paine | | | \$510,000 |
| CAN | 6/10/2025 | Status Changed to: Canceled | Stanley J. Paine | 5 | | |
|  73388062 | 6/9/2025 | Listed for \$0 min. bid Auction | Stanley J. Paine | 2 | | \$0 |
| Market History for Stanley J. Paine Co, Inc. (NB1398) | | | | 7 | | |
| Market History for this property | | | | 7 | | |

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

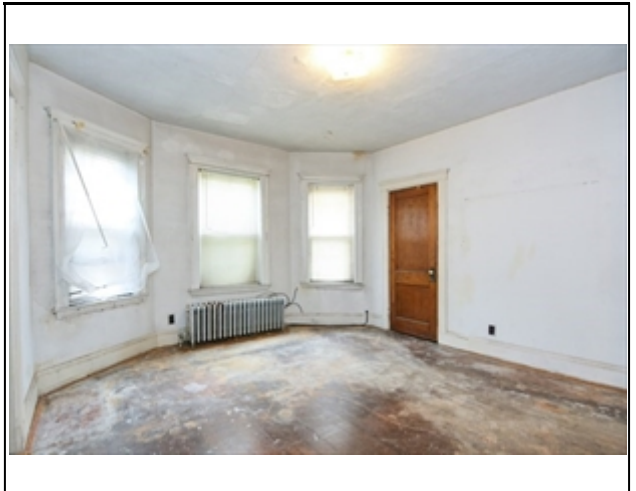
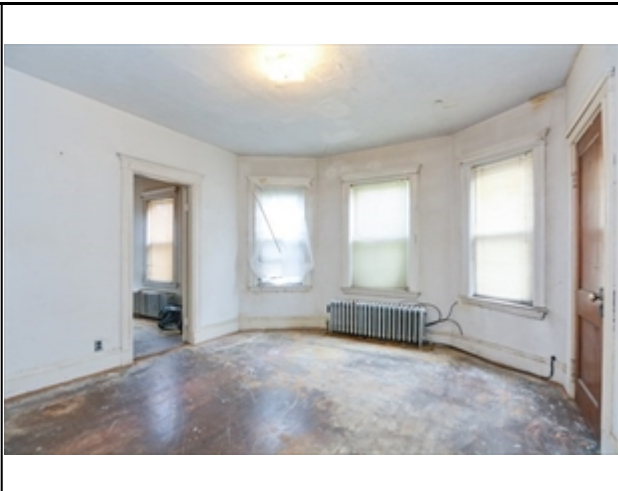
MLS # 73388062 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

Multi Family - 3 Family - 3 Units Up/Down
Auction: \$0 min. bid



MLS # 73388062 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

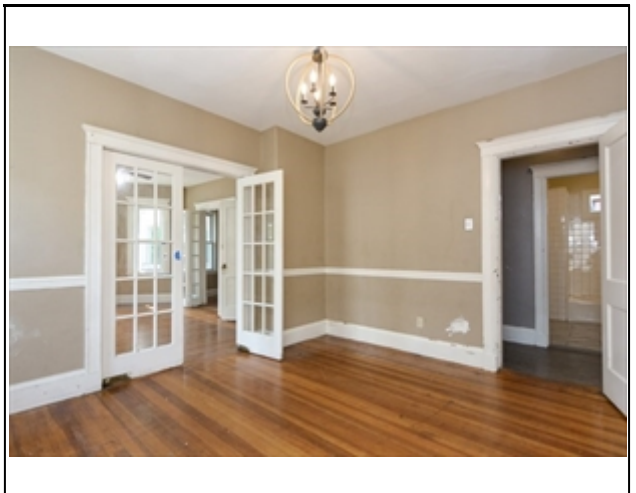
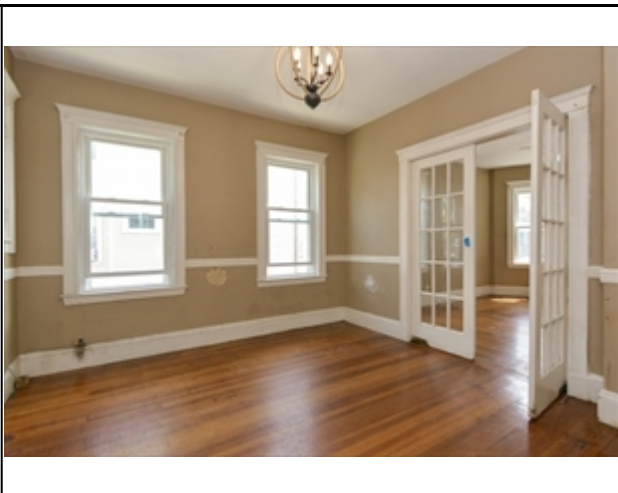
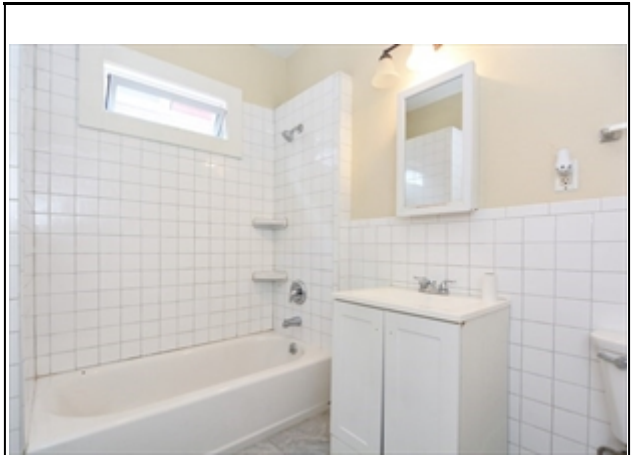
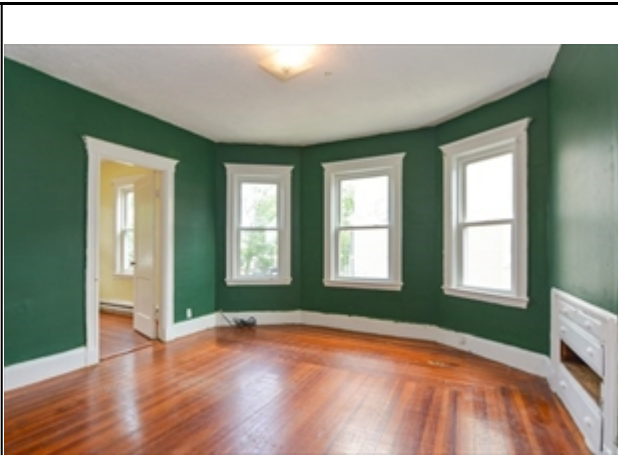
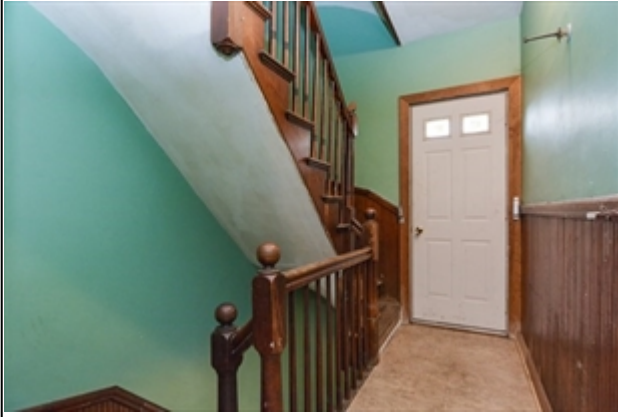
Multi Family - 3 Family - 3 Units Up/Down
Auction: \$0 min. bid



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

MLS # 73388062 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

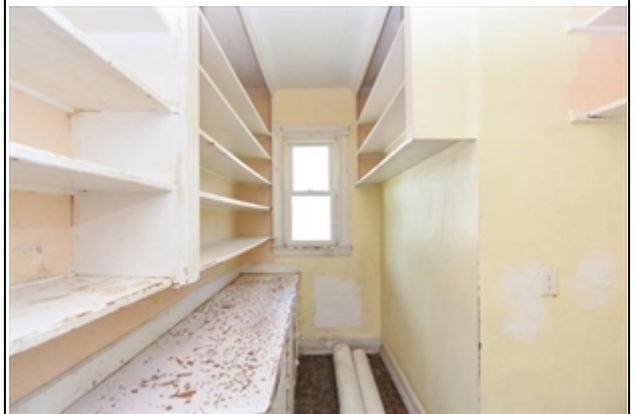
Multi Family - 3 Family - 3 Units Up/Down
Auction: \$0 min. bid



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

MLS # 73388062 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

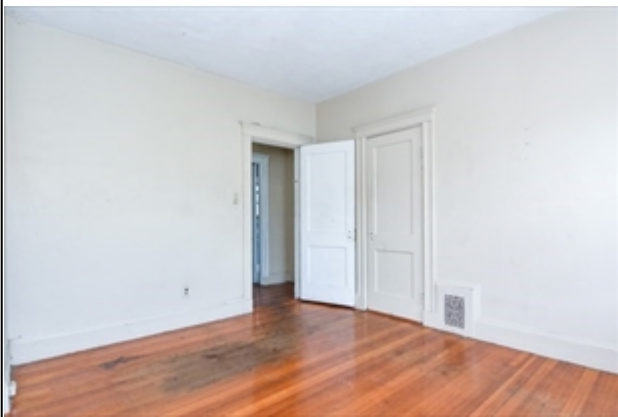
Multi Family - 3 Family - 3 Units Up/Down
Auction: \$0 min. bid



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

MLS # 73388062 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

Multi Family - 3 Family - 3 Units Up/Down
Auction: \$0 min. bid



MLS # 73388062 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

Multi Family - 3 Family - 3 Units Up/Down
Auction: \$0 min. bid



MLS # 73388062 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

Multi Family - 3 Family - 3 Units Up/Down
Auction: \$0 min. bid



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

Auctioneer's License #