



Unlimited | Sotheby's  
INTERNATIONAL REALTY

## 16 WYVERN STREET, UNIT 2 ROSLINDALE

OFFERED AT \$419,000

2+ BED | 1 BATH | 1124 SQ.FT

exclusively listed & marketed by



MELONY SWASEY  
REALTOR®

617.971.7080

[melony.swasey@unlimitedsir.com](mailto:melony.swasey@unlimitedsir.com)

[goodbostonliving.com](http://goodbostonliving.com)





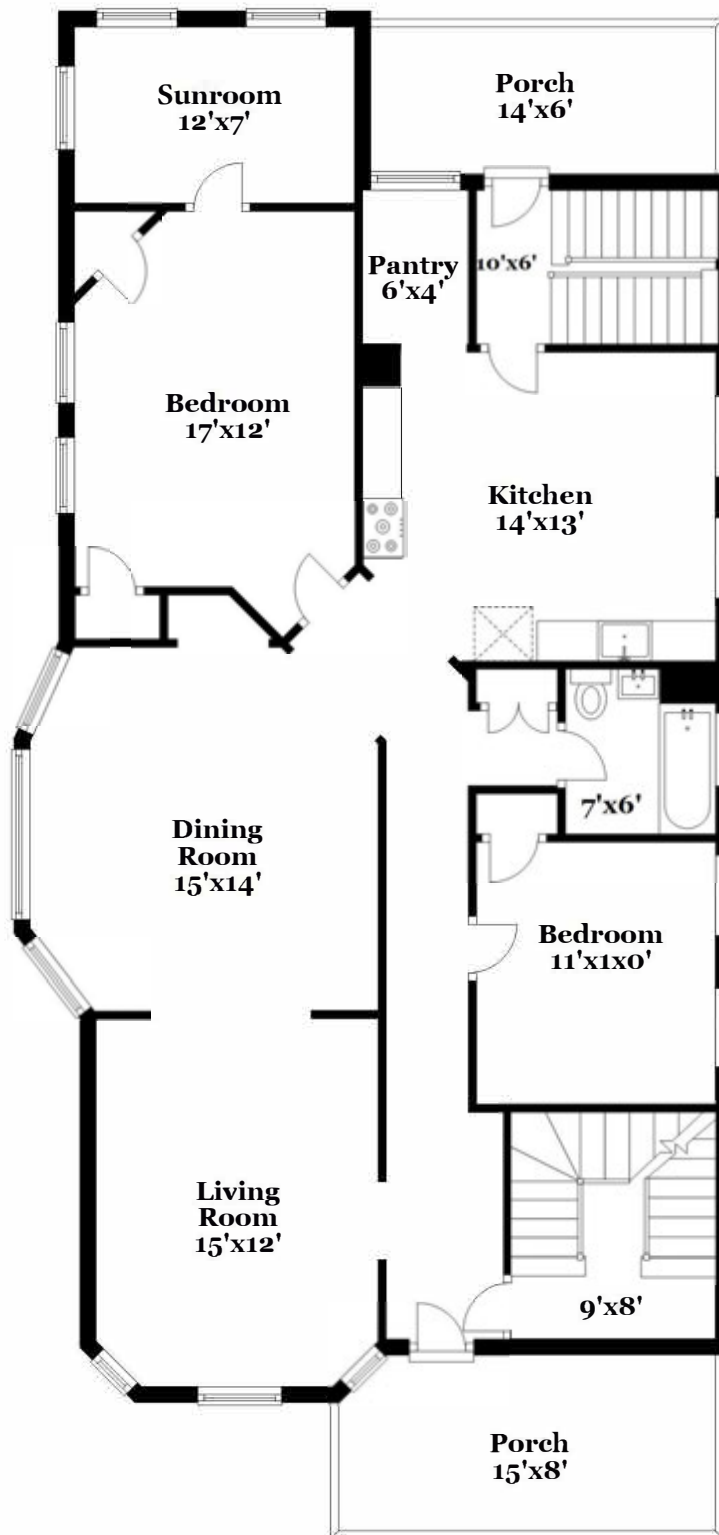
## TWO-BED CONDO WITH SUNROOM

Large two-plus-bedroom condo with parking, in Roslindale on the edge of Jamaica Plain's Woodbourne area. The entry hall of this second-floor unit opens onto a bow-front living room and large dining room with bowed windows and built-in hutch, dramatizing the home's high ceilings. The sizable eat-in kitchen includes a walk-in pantry. Off the main bedroom, large enough for a king-size bed, find a bonus three-season sunroom. Off the hallway, the full bathroom and second bedroom. Private front and rear decks offer outdoor space, as well as a shared partially-fenced back and front yard.

- One mile to Forest Hills T station
- Bus (route 32) at Hyde Park Ave
- Blocks to Pagel Playground and Field
- Half mile to Forest Hills Cemetery
- One mile to Roslindale Village
- Exclusive driveway parking space
- Exclusive garage space (used for storage)

[Click to view the property video](#)

# FLOOR PLAN



All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently. © PlanOmatic

**MLS # 72654729 - New****Condo - 2/3 Family**

**16 Wyvern Street - Unit 2**  
**Boston, MA: Roslindale, 02131-2131**  
**Suffolk County**

List Price: **\$419,000**

Unit Placement: **Middle**  
 Unit Level: **2**  
 Grade School: **BPS**  
 Middle School: **BPS**  
 High School: **BPS**  
 Outdoor Space Available: **Yes - Common**  
 Handicap Access/Features:  
 Directions: **From Hyde Park Ave across from Pagel Field, turn onto Wyvern Street.**

Total Rooms: **5**  
 Bedrooms: **2**  
 Bathrooms: **1f 0h**  
 Master Bath:  
 Fireplaces: **0**

**Remarks**

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**Property Information**

Approx. Living Area: **1,124 Sq. Ft. (\$372.78/Sq. Ft.)** Approx. Acres: **0.03 (1,124 Sq. Ft.)** Garage Spaces: **0 Detached, Storage**  
 Living Area Includes: Heat Zones: **Hot Water Radiators, Oil** Parking Spaces: **1 Off-Street**  
 Living Area Source: **Public Record** Cool Zones: **0 None** Levels in Unit: **1**  
 Living Area Disclosures:  
 Disclosures: **\$1,589 net property tax reflects FY2020 residential exemption. Sellers use garage for storage only. Boiler is older. Decks being evaluated for repair and repainting.**

**Complex & Association Information**

Complex Name: Units in Complex: **3** Complete: Units Owner Occupied: Source:  
 Association: **Yes** Fee: **\$200**  
 Assoc. Fee Incls: **Water, Sewer, Master Insurance**  
 Special Assessments: **No**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	2	15X12	Flooring - Wood, Window(s) - Bay/Bow/Box
Dining Room:	2	15X14	Closet/Cabinets - Custom Built, Flooring - Wood, Window(s) - Bay/Bow/Box
Kitchen:	2	14X13	Pantry
Master Bedroom:	2	17X12	Flooring - Wood
Bedroom 2:	2	11X10	Flooring - Wood
Bath 1:	2	7X6	Bathroom - Full
Laundry:	B		-
Sun Room:	2	12X7	Flooring - Wood

**Features**

Area Amenities: **Public Transportation, Park, Walk/Jog Trails**  
 Appliances: **Range, Dishwasher, Refrigerator**  
 Basement: **Yes**  
 Beach: **No**  
 Exterior: **Vinyl**  
 Exterior Features: **Deck**  
 Hot Water: **Natural Gas**  
 Roof Material: **Rubber**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Utility Connections: **for Gas Range, for Gas Oven**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions:  
 Laundry Features: **Common**  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built/Converted: **1905**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Actual**  
 Year Round:  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **W:19 P:04267 S:004**  
 Assessed: **\$422,700**  
 Tax: **\$1,589** Tax Year: **2020**  
 Book: **58274** Page: **239**  
 Cert: **000000064838**  
 Zoning Code: **RES**  
 Map: Block: Lot:

**Office/Agent Information**

**Office:** Unlimited Sotheby's International Realty (617) 522-2200  
**Agent:** Melony Swasey (617) 971-7080





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*Your real estate expert*

Melony Swasey and the Good Boston Living team represent clients who seek insightful advising for buying and selling homes in and around Boston.

For Melony, the joy in real estate sales is forging genuine relationships with her clients. Since 2010, she's worked closely with home buyers and sellers of all stages of life, guiding them to intelligent, winning decisions.

With a keen understanding of subtle market dynamics, Melony helps clients clearly define their needs in the context of the Boston area's fast-moving markets. Always thinking ahead, she loves to champion a clever, nimble plan. And her highly competent team fills in with thorough, thoughtful service.

With a degree in urban and regional studies from Cornell University's College of Architecture, Art and Planning, Melony settled in Boston's Jamaica Plain in 2004 and quickly fell for her neighborhood, city and region.

Engaged in the community, Melony chairs the board of trustees of The Eliot School of Fine and Applied Arts, a nearly 350-year-old nonprofit that teaches woodworking, painting and other manual arts to people of all ages and backgrounds--from its 1830s schoolhouse as well as in public schools and community centers throughout Boston.