

Unlimited

Sotheby's

INTERNATIONAL REALTY

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NOTES FROM THE SELLER

378 Beech Street, Unit 3, Roslindale

THE NEIGHBORHOOD + NEARBY

- Less than one mile to **Fallon Field and Playground**
- One mile to Roslindale Village **Commuter Rail station**
- One mile to **Roslindale Village** award-winning farmers market, shops and restaurants, including Delfino, Sophia's Grotto, Fornax Bakery, and Distraction Brewing Co.
- One mile to West Roxbury center
- One mile to George Wright Golf Course
- Two miles to **Forest Hills T station**, with bus service at Washington St. (route 34)

ABOUT THIS UNIT

- **Parking:** 2 exclusive parking spaces: 1 garage space + 1 dedicated surface space
- **Laundry:** in-unit, on lower level
- **Systems:** 2018 hot water tank
- **Appliances:** 2019 Whirlpool washing machine; other appliances ~2008
- **Storage:** lower level storage room
- **Outdoor space:** exclusive back deck + shared backyard
- **Property tax:** \$2,042.52 net property tax reflects 2021 City of Boston residential exemption

ABOUT THIS CONDO ASSOCIATION

- **Owner occupancy:** 5 out of 5 units are owner-occupied
- **Condo fee:** \$250
 - Includes: master insurance, exterior maintenance, snow removal, and landscaping
 - Units 1, 2 and 3 pay a shared water bill separately
- **Reserves:** about \$15,000
- **Roof:** ~2007
- **Pets:** up to two domestic pets permitted
- **Rentals:** permitted with 12 month lease

RECENT IMPROVEMENTS

- 2020: installed new composite boards and railings on back decks of 378
- 2019: installed new railings and sides on front steps (\$9,800)
- 2017: repointed sidewalk and driveway foundation walls (\$1,500)