



Unlimited | Sotheby's
INTERNATIONAL REALTY

28 GOLDSMITH ST, UNIT 2 JAMAICA PLAIN

OFFERED AT \$539,000

2+ BED | 1 BATH | 900 SQ.FT

exclusively listed & marketed by



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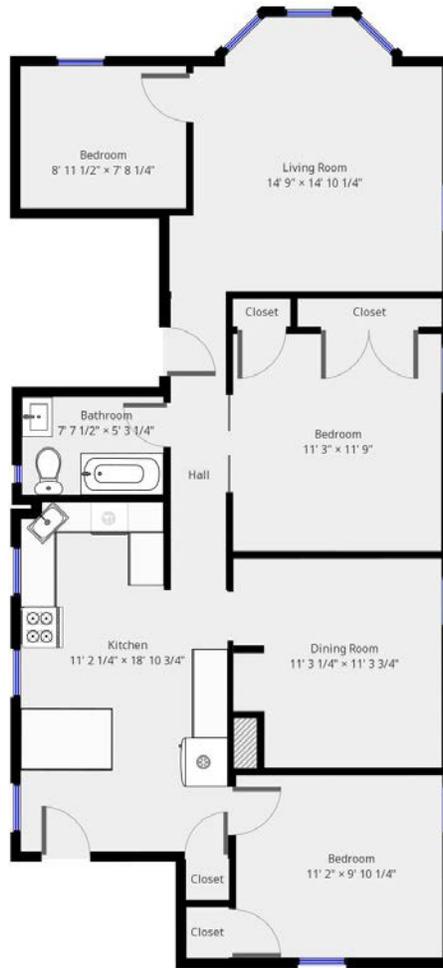


IN JAMAICA PLAIN'S ARBORWAY

This two/three-bed condo offers a flexible layout plus extra work-from-home space, right near Arnold Arboretum and Jamaica Pond. Off the sunlit bowed living room, find a den—just right for an office or playroom. The roomy eat-in kitchen with space for an island provides ample counter space and cabinetry. Off the kitchen, your choice: have a third bedroom or dining room. The main bedroom, fit for a king-size bed, opens with pocket doors and has two custom closets. A second bed offers corner windows and a deep closet. High ceilings and details such as medallions, custom moldings and a decorative mantle.

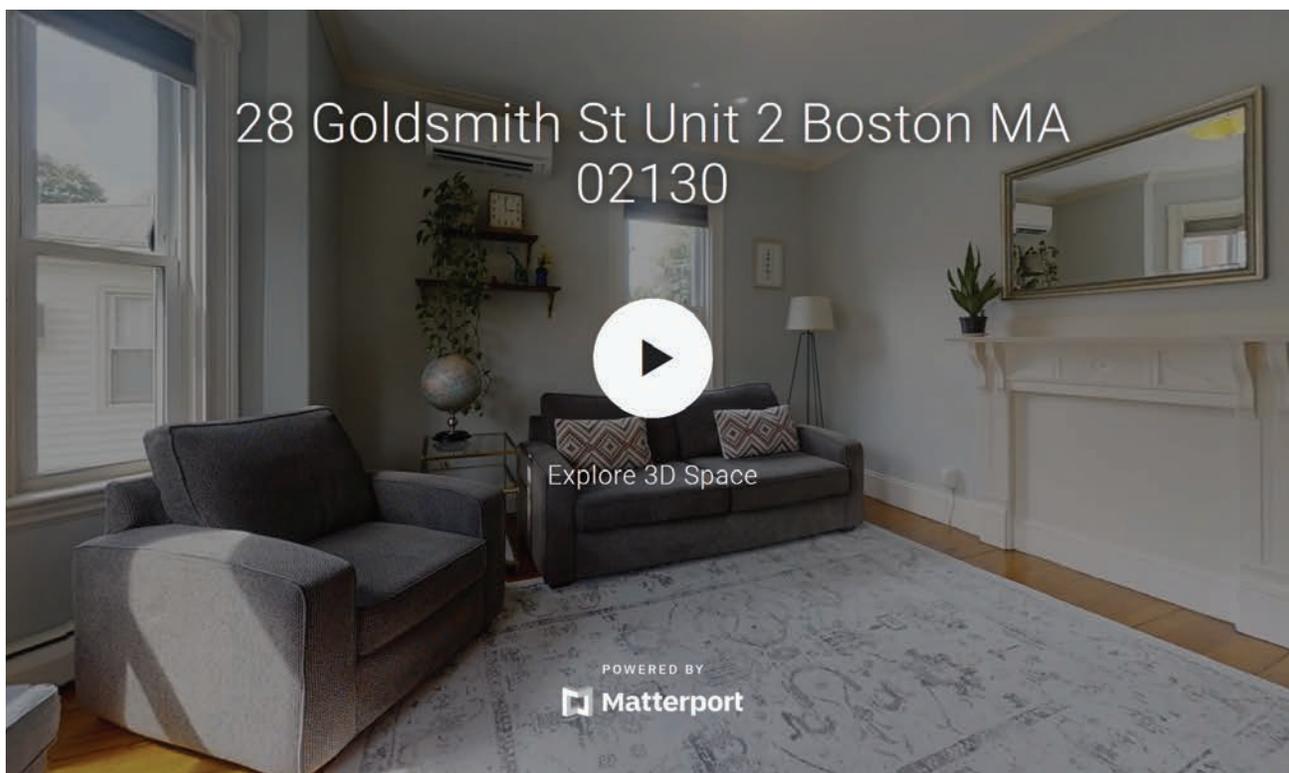
- Mini-split cooling
- Massive basement storage
- Landscaped gardens
- Shared backyard with patio
- Around the corner from Arnold Arboretum.
- Just off the Monument district, enjoy restaurants and bakeries
- Under 1 mile to both Green St. and Forest Hills T
- 4 blocks to the 39 Bus to Longwood

FLOOR PLAN



Dimensions are estimates, used for representation purposes only.

3D MATTERPORT TOUR



NOTES FROM THE SELLER

THE NEIGHBORHOOD + NEARBY

- Around the corner, cross Arborway at Custer for Arnold Arboretum main entrance
- Blocks to South St. tennis courts, Juicygreens, Fiore's Bakery, and Papercuts bookstore
- Half mile to cafes , shops and restaurants in central JP
- Half mile to Southwest Corridor Park playgrounds, community gardens, and biking paths
- Under one mile to both Green Street and Forest Hills T stations
- Under one mile to Jamaica Pond boathouse
- Quick access to Longwood Medical area (via 39 bus route)

ABOUT THIS UNIT

- Storage: massive exclusive storage area (~14x11')
- Outdoor space: shared front porch + landscaped backyard garden with dining patio
- Parking: on-street parking (no permit required)
- Laundry: in basement; shared with Unit 1. (Unit 3 laundry in their back bedroom closet.)
- Systems: 2013 gas hot water heater; 2008 boiler (serviced in 2019)
- Property tax: ~\$1,784 net property tax reflects estimated 2021 Boston residential exemption
- Inclusions: kitchen island and bar stools
- Disclosure: While several windows have broken interior seals, windows function as expected.
- Recent unit improvements/repairs:
 - Mitsubishi ductless mini splits for cooling (three installed)
 - Boiler: new circulator pump
 - Nest thermostat installed
 - Aquasana three-stage water filtration system

ABOUT THIS CONDO ASSOCIATION

- Owner occupancy: 3 out of 3 units are owner-occupied
- Condo fee: \$175
- Includes: master insurance, water and sewer, exterior maintenance
- Reserves: ~\$26,000 on hand (\$6,000 after new roof in fall 2020)
- Roof: the association is replacing the roof in fall 2020; seller has paid Unit 2 portion
- Pets: permitted with written approval from the trustees
- Rentals: permitted
- Recent association improvements:
 - 2020
 - Roof replacement (~\$20,000) scheduled for fall 2020
 - Replaced windows in common stairwell (\$2,100)
 - Repaired front porch (\$4,435)
 - 2017
 - Replaced lead main water pipe (\$1,161)

**MLS # 72695175 - New
Condo - 2/3 Family**



28 Goldsmith Street - Unit 2 List Price: **\$539,000**
Boston, MA: Jamaica Plain, 02130-3129
Suffolk County
Unit Placement: **Middle** Total Rooms: **6**
Unit Level: **2** Bedrooms: **2**
Grade School: Bathrooms: **1f 0h**
Middle School: Master Bath:
High School: Fireplaces: **0**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **From Arborway, take St. Joseph St. to Goldsmith. From South St., take Custer St. to Goldsmith.**

Remarks

In Jamaica Plain's Arborway, this two/three-bed condo offers a flexible layout plus extra work-from-home space, right near Arnold Arboretum and Jamaica Pond. Off the sunlit bowed living room, find a den—just right for an office or playroom. The roomy eat-in kitchen with space for an island provides ample counter space and cabinetry. Off the kitchen, your choice: have a third bedroom or dining room. The main bedroom, fit for a king-size bed, opens with pocket doors and has two custom closets. A second bed offers corner windows and a deep closet. High ceilings and details such as medallions, custom moldings and a decorative mantle. Mini-split cooling. Massive basement storage. Landscaped gardens and shared backyard with patio. Around the corner, cross the Arborway into the arboretum. Just off the Monument district, enjoy favorites such as Vee Vee, Juicygreens, and the new Monumental Market. Under one mile to both Green Street T and Forest Hills T. Four blocks to the 39 Bus to Longwood.

Property Information

Approx. Living Area: **900 Sq. Ft. (\$598.89/Sq. Ft.)** Approx. Acres: **0.02 (900 Sq. Ft.)** Garage Spaces: **0**
Living Area Includes: Heat Zones: **1 Hot Water Baseboard** Parking Spaces: **0 On Street Without Permit**
Living Area Source: **Master Deed** Cool Zones: **3 Ductless Mini-Split System** Levels in Unit: **1**
Living Area Disclosures: **Master deed and public record describe as three beds plus den.**
Disclosures: ***Offers reviewed 6p Mon, 7/27; pls make good til 8p, 7/28.* Trustees have right of first refusal. Per MD, unit is 3BR + den. Laundry shared w/Unit 1. Roof to be replaced in fall 2020; Unit 2 portion paid. Property tax reflects FY21 exemption. SCHEDULE via ShowingTime. See virtual tour + COVID req's.**

Complex & Association Information

Complex Name: Units in Complex: **3 Complete:** Units Owner Occupied: **3 Source:**
Association: **Yes** Fee: **\$175**
Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Exterior Maintenance**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	15X15	Flooring - Wood, Window(s) - Bay/Bow/Box
Dining Room:	2	11X11	Closet/Cabinets - Custom Built, Flooring - Wood
Kitchen:	2	19X11	Ceiling Fan(s), Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Stainless Steel Appliances
Master Bedroom:	2	12X11	Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Wood, Pocket Door
Bedroom 2:	2	11X10	Flooring - Wood
Bath 1:	2	8X5	-
Laundry:	B		-
Den:	2	8X8	Flooring - Wood

Features

Area Amenities: **Public Transportation, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Bike Path, Conservation Area, T-Station**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes**
Beach: **No**
Exterior: **Clapboard, Wood**
Exterior Features: **Porch, Patio, Fenced Yard, Garden Area**
Flooring: **Wood**
Hot Water: **Natural Gas**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
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:01452 S:004**
Assessed: **\$441,000**
Tax: **\$1,784** Tax Year: **2021**
Book: **57915** Page: **58**
Cert: **00000039873**
Zoning Code: **RES**
Map: Block: Lot:

Office/Agent Information

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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.