



Unlimited | Sotheby's
INTERNATIONAL REALTY

378-380 BEECH STREET UNIT 3 - ROSLINDALE

OFFERED AT \$650,000

3 BED | 3.5 BATH | 1,864 SQ.FT

exclusively listed & marketed by



MELONY SWASEY
REALTOR®

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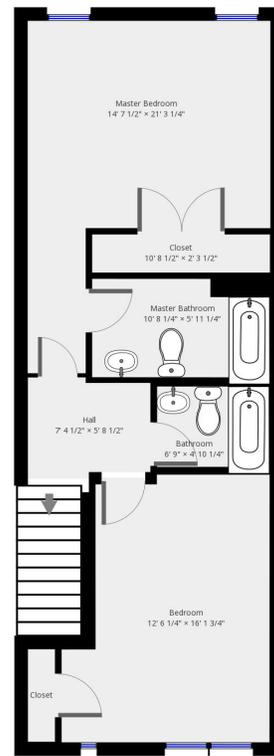
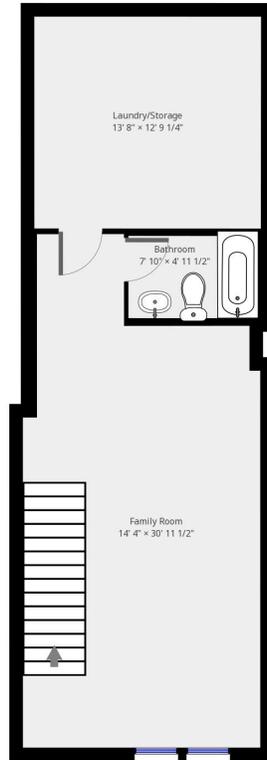
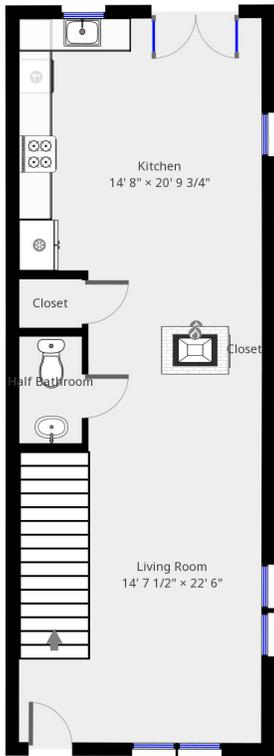


METROPOLITAN HILL TRI-LEVEL HOME

This 3-bed, 3.5-bath townhome features two bedroom suites and two-car parking with garage. In this corner unit, the living room welcomes light through big windows. Its two-sided gas fireplace also faces a generous semi-open eat-in kitchen with pantry and wine fridge. Find French doors to an exclusive deck. The upper level offers two large bedrooms and two baths, including a king-size suite with soaker tub. The lower level with en suite bath offers privacy for guests or working from home.

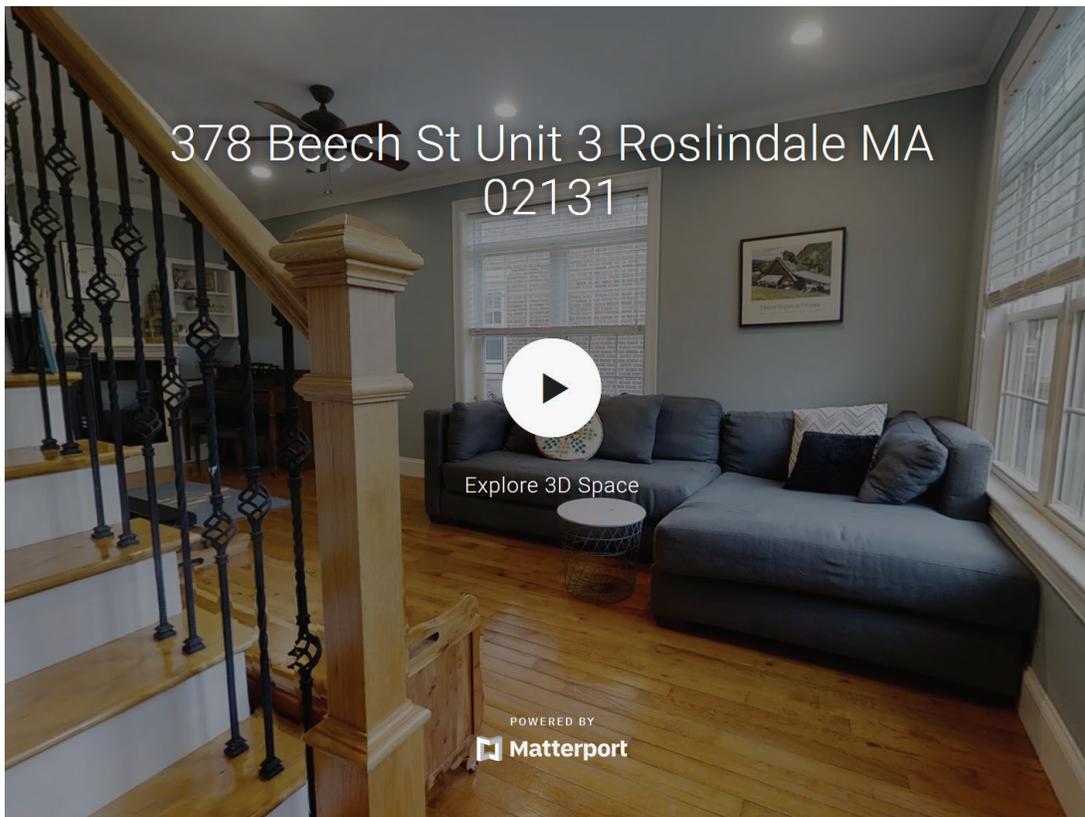
- Built in 2007
- Central air
- Exclusive back deck
- Shared backyard
- Exclusive garage + 1 parking space
- One mile to Roslindale Village
- Two miles to Forest Hills T Station (via #34 bus)

FLOOR PLAN



Dimensions are estimates, used for representation purposes only.

3D MATTERPORT TOUR



NOTES FROM THE SELLER

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)

MLS # 72685459 - New**Condo - Townhouse**

378-380 Beech Street - Unit 3
Boston, MA: Roslindale, 02131-4428
Suffolk County

List Price: **\$600,000**

Unit Placement: **End**
 Unit Level: **1**
 Grade School:
 Middle School:
 High School:
 Outdoor Space Available: **Yes - Common**
 Handicap Access/Features:

Total Rooms: **5**
 Bedrooms: **3**
 Bathrooms: **3f 1h**
 Master Bath: **Yes**
 Fireplaces: **1**

Directions: **Turn from Washington Street onto Beech (near Pleasant Cafe)**

Remarks

Metropolitan Hill tri-level 3-bed, 3.5-bath townhome with two bedroom suites and two-car parking with garage. In this corner unit, the living room welcomes light through big windows. Its two-sided gas fireplace also faces a generous semi-open eat-in kitchen and dining area with pantry and wine fridge. Find French doors to an exclusive deck. A half bath completes this level. The upper level offers two large bedrooms and two baths, incl. a king-size master suite with soaker tub. And the lower level with en-suite bath offers privacy for guests or working from home. Built in 2007 with tall ceilings, central air, very roomy closets, and a massive laundry/storage room. A shared yard offers space for gardening. Enjoy both a garage and parking space. A mile to Roslindale's farmers market in Adams Park and village shops, the commuter rail, and Arnold Arboretum. A mile to West Roxbury center. Two miles to Forest Hills Station (by #34 bus) on the Orange Line. SHOWINGS BY APPOINTMENT ONLY.

Property Information

Approx. Living Area: **1,864 Sq. Ft. (\$321.89/Sq. Ft.)** Approx. Acres: **0.04 (1,864 Sq. Ft.)**

Living Area Includes:

Heat Zones: **1 Forced Air**

Garage Spaces: **1 Detached**

Parking Spaces: **1 Off-Street, Exclusive Parking**

Living Area Source: **Public Record**

Cool Zones: **1 Central Air**

Levels in Unit: **3**

Living Area Disclosures:

Disclosures: **Showings + open houses by appointment only. See attached COVID procedures and view virtual tour. Schedule via ShowingTime. Mask required. Seller prefers to close btwn 8/19 and 8/26.**

Complex & Association Information

Complex Name:

Units in Complex: **5** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$250**

Assoc. Fee Inclcds: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	23X15	Fireplace, Ceiling Fan(s), Flooring - Wood, Recessed Lighting
Kitchen:	2	21X15	Flooring - Wood, Pantry, Recessed Lighting, Stainless Steel Appliances, Wine Chiller, Gas Stove
Master Bedroom:	3	21X15	Bathroom - Full, Flooring - Wood
Bedroom 2:	3	16X13	Flooring - Wood
Bedroom 3:	1	30X14	Bathroom - Full, Flooring - Wall to Wall Carpet
Bath 1:	3		Bathroom - Full
Bath 2:	3		Bathroom - Full
Bath 3:	1		Bathroom - Full
Laundry:	1	14X13	-
Bathroom:	2		Bathroom - Half

Features

Area Amenities: **Public Transportation, Swimming Pool, Park, Walk/Jog Trails, Golf Course, Public School**

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Refrigerator - Wine Storage**

Basement: **Yes Finished**

Beach: **No**

Exterior Features: **Deck - Composite**

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 Electric Dryer**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **2007**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **W:18 P:05166 S:016**

Assessed: **\$465,200**

Tax: **\$4,913** Tax Year: **2020**

Book: **53456** Page: **304**

Cert: **00000074112**

Zoning Code: **RES**

Map: Block: Lot:

Office/Agent Information

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Agent: Melony Swasey (617) 971-7080



MELONY SWASEY

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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.