



Unlimited | Sotheby's
INTERNATIONAL REALTY

11 BYNNER STREET, UNIT 3 JAMAICA PLAIN

OFFERED \$575,000
3 BED | 1 BATH | 1,143 SQ.FT
11BYNNERST3.COM

exclusively listed & marketed by



MELONY SWASEY
REALTOR®

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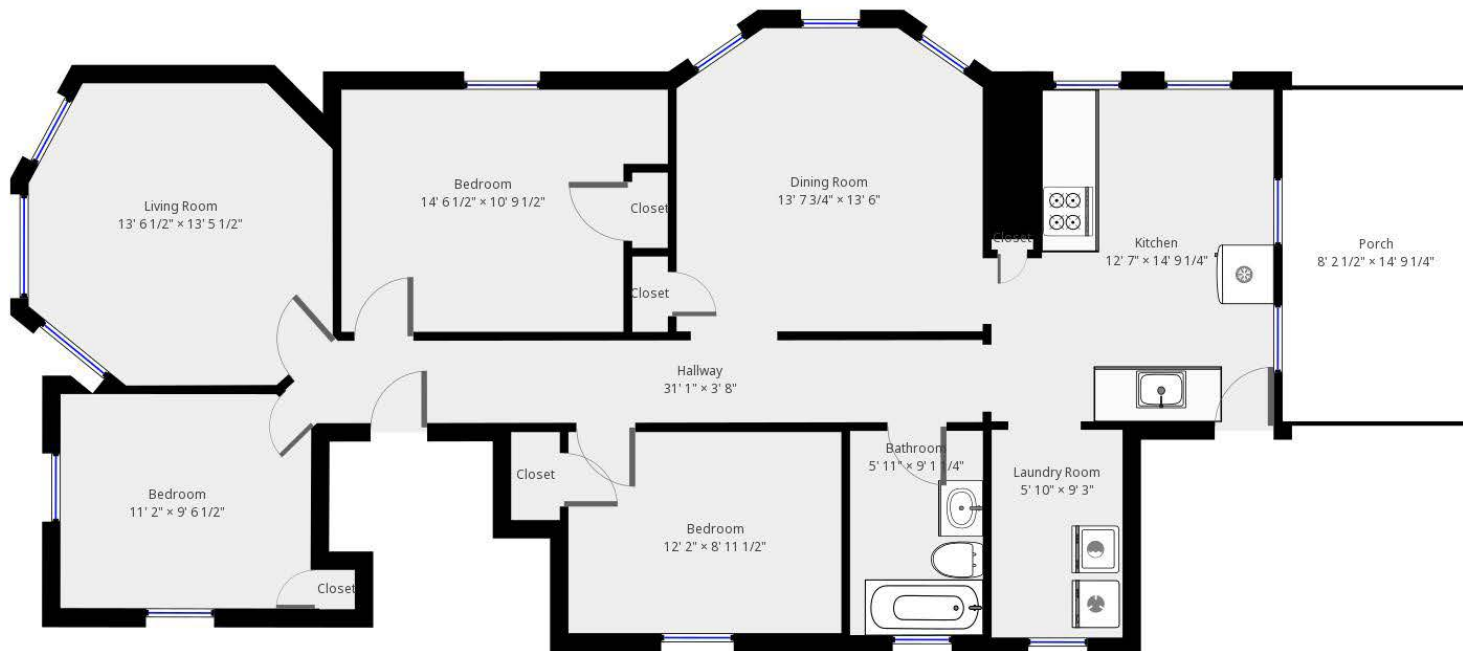
HYDE SQUARE GEM WITH PRIVATE DECK

Top-floor three-bed with private deck and roof rights. If you like plentiful huge windows, historical detail, and tall ceilings, this is your spot. Be welcomed by a bright bay-window living room with ornamental mantel. The large formal dining room with closet features a tall vintage hutch, chair rails, and a wall shelf with mirror. The window-filled eat-in kitchen hosts a sizable pantry with side-by-side laundry. Off the kitchen, enjoy a full-width private tree-top deck with access for exclusive roof use. Doors off the interior hall allow for versatile use of the six-room layout. Transom windows light up fir and pine floors. Shared yard with patio. Enjoy a perch in Boston's Latin Quarter.



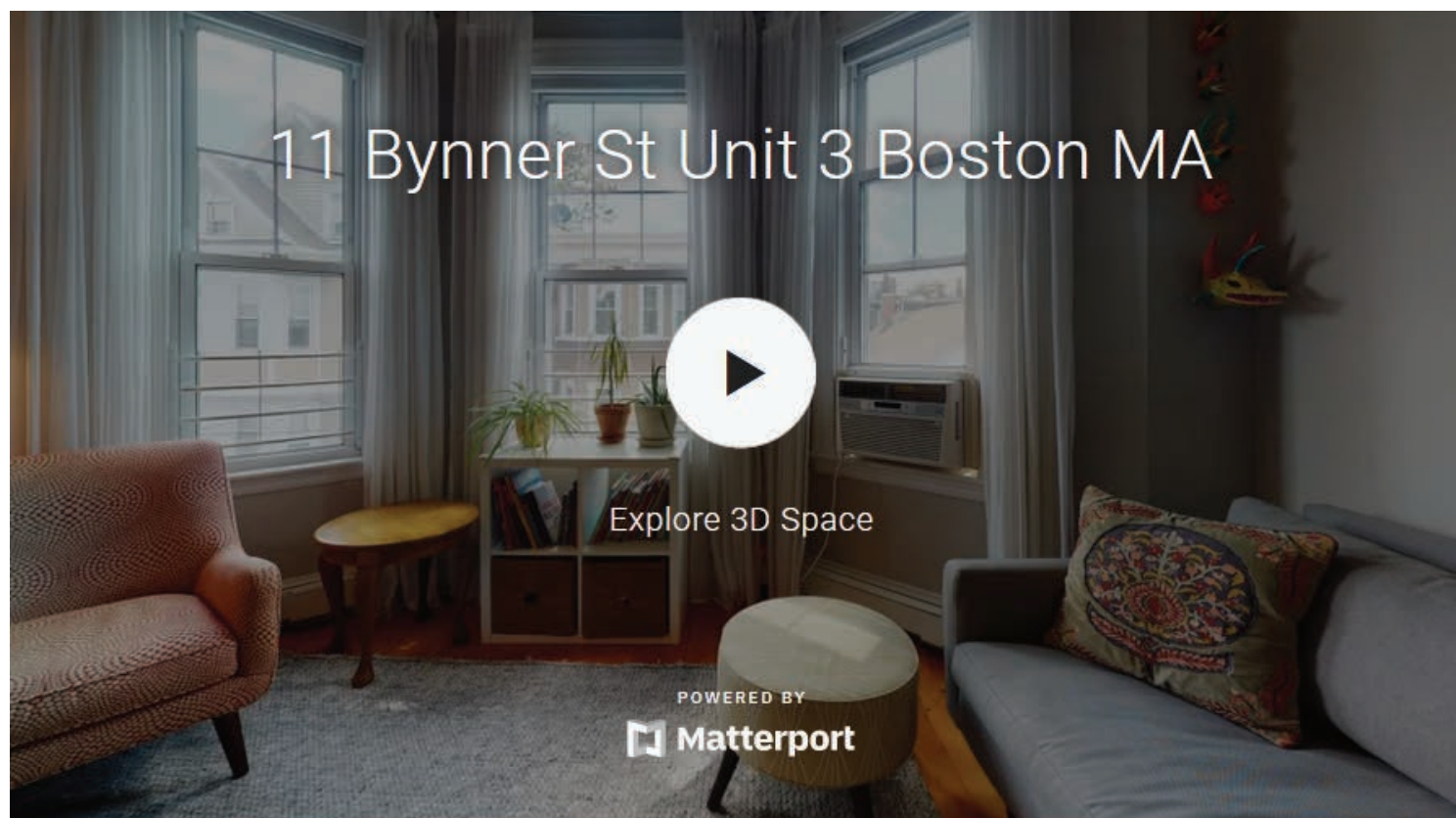
- Two streets to Whole Foods
- Half mile to Jackson Square or Stony Brook T
- One block to 39 Bus to Longwood
- Blocks to Jamaica Pond

FLOOR PLAN



Dimensions are estimates, used for representation purposes only.

3D MATTERPORT TOUR



NOTES FROM THE SELLER

THE NEIGHBORHOOD + NEARBY

- In Boston's Latin Quarter
- Around the corner from Whole Foods Market
- About half mile to either Stonybrook or Jackson Square T stations
- One block to 39 Bus to Longwood Medical Area
- Three community gardens within 0.25 miles
- Blocks to Jamaica Pond
- Half mile to Southwest Corridor Park with bike path to Copley
- Cuban, Dominican, Ethiopian and Scottish restaurants all within blocks
- Community events and summer concerts hosted by Hyde Square Task Force

ABOUT THIS UNIT

- Laundry: in unit; 2015 LG washer and electric dryer
- Systems: 2020 hot water tank; gas boiler (age unknown)
- Appliances: 2019 Bosch dishwasher; 2016 Whirlpool fridge; 2017 disposal; age of stove unknown
- Storage: designated basement storage
- Outdoor space: exclusive back deck + roof rights; shared backyard with patio
- Parking: one off-street space, rented from a neighbor: \$140/month
- Property tax: ~\$2,472 net property tax reflects estimated 2021 Boston residential exemption

ABOUT THIS CONDO ASSOCIATION

- Owner occupancy: 3 out of 3 units are owner-occupied
- Condo fee: \$200
 - Includes: master insurance, water and sewer, exterior maintenance, reserves
- Reserves: ~\$2,700
- Roof: rubber (age unknown)
- Pets: two domestic pets permitted per unit
- Rentals: a unit may be rented for one year at a time with prior written trustee approval
- Recent association improvements:
 - 2019
 - Decks repaired (~\$19,600)
 - Roof maintenance completed (~\$1,565)
 - 2018
 - Gutter and drain maintenance completed (~\$1,600)



MLS # 72711453 - New

Condo - 2/3 Family

11 Bynner Street - Unit 3

Boston, MA: Jamaica Plain, 02130-1228

Suffolk County

Unit Placement: **Top/Penthouse**

Unit Level: **3**

Grade School:

Middle School:

High School:

Outdoor Space Available: **Yes - Common**

Handicap Access/Features:

Directions: **From Centre St., take Creighton St. to Bynner St.**

List Price: **\$575,000**

Total Rooms: **6**

Bedrooms: **3**

Bathrooms: **1f 0h**

Master Bath:

Fireplaces: **0**

Remarks

Hyde Square top-floor three-bed with private deck and roof rights. If you like plentiful huge windows, historical detail, and tall ceilings, this is your spot. Be welcomed by a bright bay-window living room with ornamental mantel. The large formal dining room with closet features a tall vintage hutch, chair rails, and a wall shelf with mirror. The window-filled eat-in kitchen hosts a sizable pantry with side-by-side laundry. Off the kitchen, enjoy a full-width private tree-top deck with access for exclusive roof use. Doors off the interior hall allow for versatile use of the six-room layout. Transom windows light up fir and pine floors. Shared yard with patio. Enjoy a perch in Boston's Latin Quarter, with Cuban, Dominican, Ethiopian and Scottish food within blocks. Two streets to Whole Foods. About half mile to Jackson Square or Stony Brook T. One block to 39 Bus to Longwood. Get outside at Nira Rock, choose a community garden, or take in a film at Mozart Park. Blocks to Jamaica Pond.

Property Information

Approx. Living Area: **1,143 Sq. Ft. (\$503.06/Sq. Ft.)** Approx. Acres: **0.03 (1,143 Sq. Ft.)**

Living Area Includes:

Heat Zones: **Hot Water Baseboard**

Garage Spaces: **0**

Living Area Source: **Public Record**

Cool Zones: **None**

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

Living Area Disclosures:

Levels in Unit: **1**

Disclosures: **Appointment during open houses strongly encouraged. View virtual tour and COVID guidelines. Estimated property tax reflects FY21 residential exemption. Pets limited to 2 per unit. Parking rented from neighbor.**

Complex & Association Information

Complex Name:

Units in Complex: **3** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$200**

Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Exterior Maintenance, Reserve Funds**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3	14X14	Ceiling Fan(s), Flooring - Wood, Window(s) - Bay/Bow/Box
Dining Room:	3	14X14	Closet - Linen, Closet/Cabinets - Custom Built, Flooring - Wood, Window(s) - Bay/Bow/Box
Kitchen:	3	15X13	Ceiling Fan(s), Flooring - Wood, Dining Area, Balcony / Deck, Pantry
Master Bedroom:	3	15X11	Ceiling Fan(s), Flooring - Wood
Bedroom 2:	3	12X9	Flooring - Wood
Bedroom 3:	3	11X10	Ceiling Fan(s), Flooring - Wood
Bath 1:	3	9X6	Bathroom - With Tub & Shower
Laundry:	3		Dryer Hookup - Electric, Washer Hookup
Other:	3	15X8	Balcony / Deck
Other:	3	9X6	Pantry

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, T-Station**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Basement: **Yes Full, Unfinished Basement**

Beach: **No**

Exterior: **Asbestos**

Exterior Features: **Deck**

Flooring: **Wood**

Hot Water: **Natural Gas**

Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**

Roof Material: **Rubber**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

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:10 P:01989 S:006**

Assessed: **\$505,500**

Tax: **\$2,472** Tax Year: **2021**

Book: **53708** Page: **79**

Cert: **000000093593**

Zoning Code: **RES**

Map: Block: Lot:

Office/Agent Information

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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.