



Unlimited | Sotheby's
INTERNATIONAL REALTY

74-76 CAROLINA AVENUE UNIT 2 - JAMAICA PLAIN

OFFERED \$500,000
2 BED | 1 BATH | 1,059 SQ.FT
74CAROLINA.AVE2.COM

exclusively listed & marketed by



MELONY SWASEY
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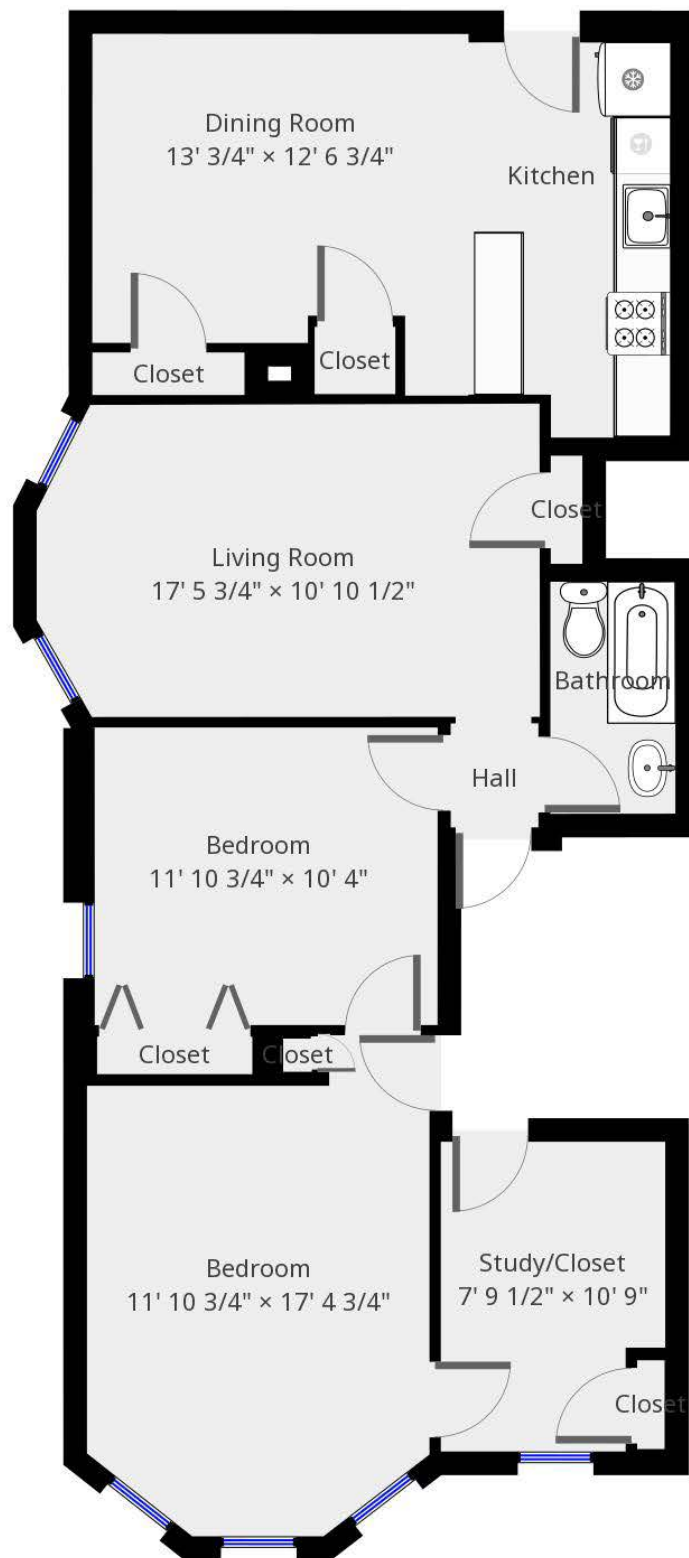


FLEXIBLE SUMNER HILL CONDO

In search of that elusive one-plus-bedroom in central JP? This is it. At the base of Sumner Hill, a flexible one- or two-bedroom plus office/studio/walk-in, with large private deck. This second floor unit welcomes with tall ceilings, transom windows, and a versatile, unconventional layout. The semi-open kitchen and dining area, with space for a six-seat table, faces a large treetop deck overlooking a shared yard. The kitchen offers custom cabinetry, and the dining room feat. two large deck-facing windows. At the other end of this generous 1,050 sq.ft. home, find a king-size bay-window bedroom with decorative mantel, adjoined by two rooms: an 80 sq.ft. walk-in or office; and a pass-through bedroom.

- Fee includes heat and hot water
- Exclusive basement laundry
- Enjoy Vee Vee, Juicygreens, Fiore's Bakery
- Blocks to Green Street T and Southwest Corridor bike trails
- 39 Bus at the corner
- Short blocks to Arnold Arboretum

FLOOR PLAN



Dimensions are estimates, used for representation purposes only.

3D MATTERPORT TOUR



Click above to virtually explore this home with this unique 3D walk through. Zoom out and see a 3D digital twin of this home from the outside and rotate it along any axis to see it from any perspective. You'll be able to get the big picture of this space.

NOTES FROM THE SELLER

THE NEIGHBORHOOD + NEARBY

- Blocks to South St. tennis courts, Juicygreens, Fiore's Bakery, and Papercuts
- Blocks to Arnold Arboretum main entrance
- Blocks to SW Corridor Park playgrounds, community gardens, and bike paths
- Half mile to cafes , shops and restaurants in central JP
- Half 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: basement storage
- Outdoor space: exclusive back deck + shared fenced yard
- Parking: on-street parking (no permit required)
- Laundry: exclusive laundry in basement
- Systems: 2020 hot water heater; gas boiler (age unknown)
- Connections: Fios installed
- Property tax: ~\$2,063 net property tax reflects estimated 2021 Boston residential exemption

ABOUT THIS CONDO ASSOCIATION

- Owner occupancy: 6 out of 6 units are owner-occupied
- Condo fee: \$280
 - Includes: heat, hot water, master insurance, water and sewer, exterior maintenance
- Reserves: ~\$9,225
- Roof: age unknown
- Pets: require prior written approval from the condo association
- Rentals: permitted with minimum 6-month lease



MLS # 72711454 - New

Condo - 2/3 Family

**74-76 Carolina Ave - Unit 2
Boston, MA: Jamaica Plain, 02130-3213
Suffolk County**

List Price: **\$500,000**

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 Williams St. to Carolina Ave. One block from South St.**

Remarks

In search of that elusive one-plus-bedroom in central JP? This is it. At the base of Sumner Hill, a flexible one- or two-bedroom plus office/studio/walk-in, with large private deck. This second-floor unit welcomes with tall ceilings, transom windows, and a versatile, unconventional layout. The semi-open kitchen and dining area, with space for a six-seat table, faces a large treetop deck overlooking a shared yard. The kitchen offers custom cabinetry, and the dining room feat. two large deck-facing windows. At the other end of this generous 1,050 sq ft home, find a king-size bay-window bedroom with decorative mantel, adjoined by two rooms: an 80 sq ft walk-in or office; and a pass-through bedroom. Every room offers at least one closet. Exclusive basement laundry. Fee incl. heat and hot water. In the Monument district, enjoy Vee Vee, Juicygreens, Fiore's Bakery, Papercuts. Blocks to Green Street T and Southwest Corridor bike trails; 39 Bus at the corner. Short blocks to Arnold Arboretum.

Property Information

Approx. Living Area: **1,059 Sq. Ft. (\$472.14/Sq. Ft.)** Approx. Acres: **0.02 (1,059 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **Hot Water Baseboard**

Parking Spaces: **0 On Street Without Permit**

Living Area Source: **Public Record**

Cool Zones: **None**

Levels in Unit: **1**

Living Area Disclosures: **Per MD, unit is a 2BR. One BR is pass-through. Primary BR, closet each have a door to building hall.**

Disclosures: **Appointment during open houses strongly encouraged. View virtual tour and COVID guidelines. Pets require prior association approval. Estimated property tax reflects FY21 residential exemption.**

Complex & Association Information

Complex Name:

Units in Complex: **6** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$282**

Assoc. Fee Inclds: **Heat, Hot Water, Water, Sewer, Master Insurance, Exterior Maintenance**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	18X11	Closet, Flooring - Wood, Window(s) - Bay/Bow/Box
Dining Room:	2	13X13	Closet, Flooring - Wood, Deck - Exterior
Kitchen:	2		Flooring - Wood, Pantry, Gas Stove
Master Bedroom:	2	17X12	Closet - Linen, Closet - Walk-in, Flooring - Wood, Window(s) - Bay/Bow/Box
Bedroom 2:	2	12X10	Closet, Flooring - Wood
Bath 1:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Laundry:	B		-
Study:	2	11X8	Closet
Other:	2		Balcony / Deck

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Bike Path, Conservation Area, T-Station**

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

Basement: **Yes Full, Unfinished Basement**

Beach: **No**

Exterior: **Vinyl**

Exterior Features: **Deck, Fenced Yard**

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 Gas Dryer**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Building**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1910**

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:01277 S:004**

Assessed: **\$467,100**

Tax: **\$2,063** Tax Year: **2021**

Book: **57749** Page: **63**


Cert: **000000027762**

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.