Unlimited | Sotheby's INTERNATIONAL REALTY

105 WALK HILL STREET UNIT 2 - JAMAICA PLAIN

OFFERED $575,000

3 BED | 1.5 BATH | 1,144 SQ.FT

exclusively listed & marketed by

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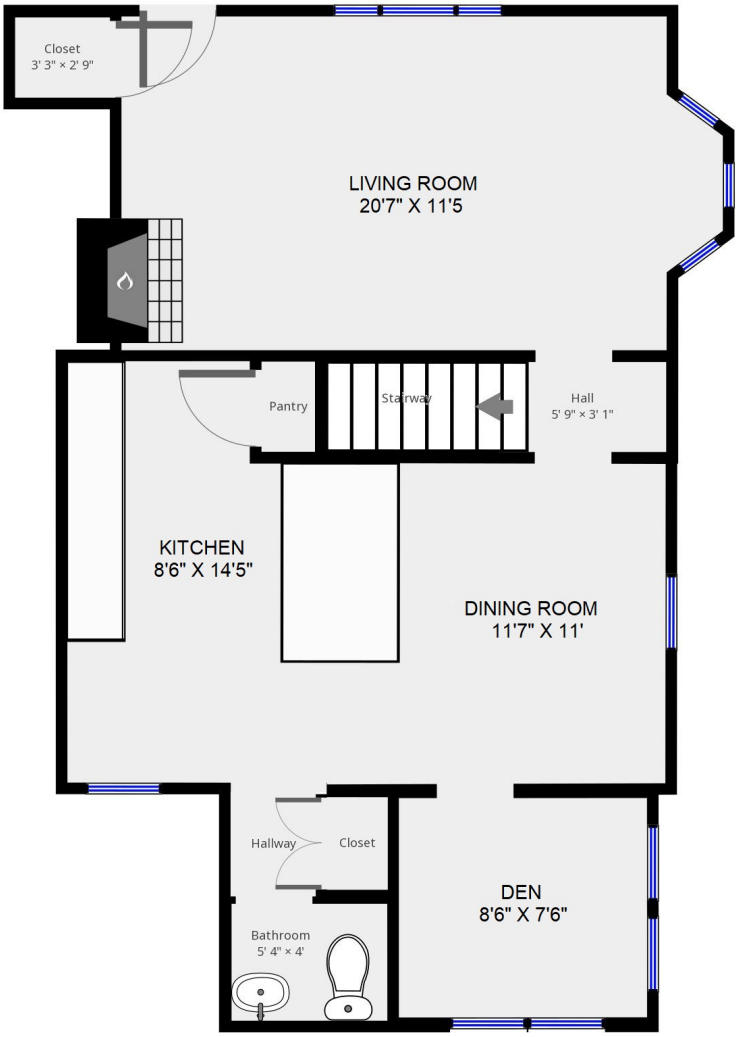
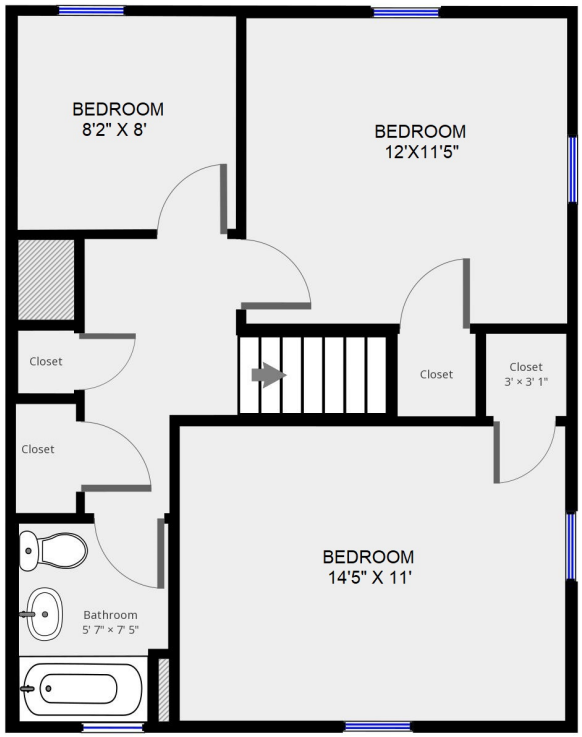
TWO-LEVEL DUPLEX IN JP'S FOREST HILLS

Well-appointed 3-bed, 1.5-bath single-family alternative facing majestic Forest Hills Cemetery. In this side-by-side duplex, enjoy two floors of living with a bonus den, garage parking, and a patio garden. The large formal living room with wood-burning fireplace offers a bay window seat. The open kitchen and dining with seating peninsula is outfitted with a Viking stove with vent hood, Bosch appli-ances, and a pantry. Off the dining area, a window-filled den for TV time or work from home. Upstairs, the two larger bedrooms offer deep closets. The 2018 full bath-room features carrara stone and a rain shower.

- Private basement with laundry and storage
- 2015 Energy Star roof
- Garage plus a surface space
- Across the street from historic Forest Hills Cemetery
- Half mile to Forest Hills T station and Brassica Kitchen

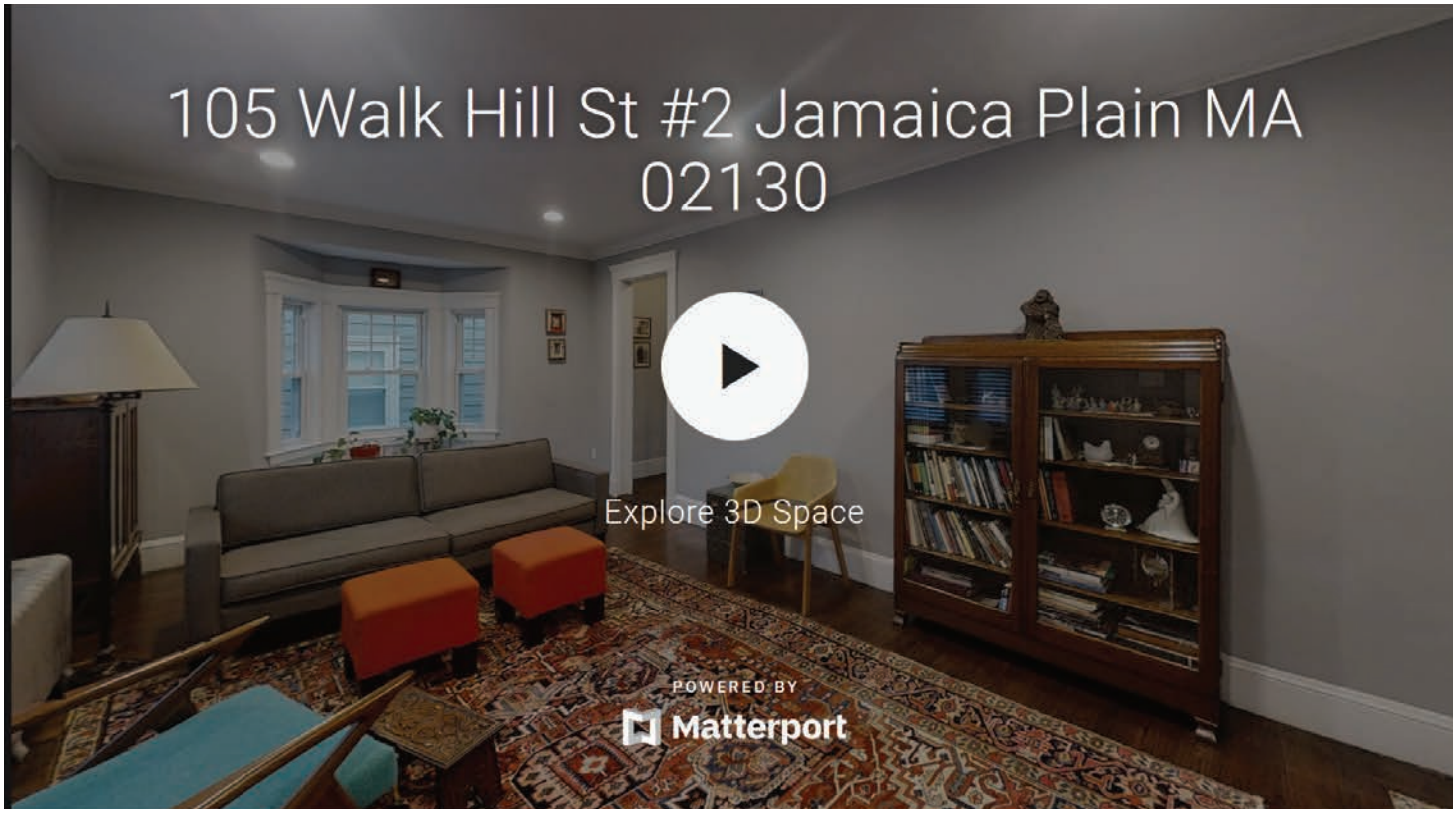
FLOOR PLAN





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

- Half mile to Forest Hills T station, with bus service at Hyde Park Ave (route 32)
- Across the street, enter 275-acre greenspace and paths of historic Forest Hills Cemetery
- Blocks to newly-renovated Parkman Playground
- Within one mile of restaurants featuring new American, Indian, and Mexican––from Brassica Kitchen + Cafe and The Dogwood to Tikki Masala and Achilito's Taqueria
- Within two miles in either direction of Roslindale Village and Central Jamaica Plain

ABOUT THIS UNIT

- Parking: two spaces: one exclusive garage space + one exclusive driveway parking space
- Laundry: exclusive LG washer and electric dryer in the private basement
- Systems: 2019 hot water tank; oil-fired Burnham boiler (15–20 years old; serviced annually)
- Appliances: 2009 Viking stove with vent hood; 2009 Bosch fridge and dishwasher
- Storage: private basement with two sections of storage
- Outdoor space: shared bluestone patio (installed 2016) and front yard
- Inclusions: two window AC units
- Exclusions: three lighting fixtures in upstairs hallway, main bedroom, and second bedroom
- Property tax: $2,433 net property tax reflects estimated 2021 Boston residential exemption
- Recent improvements:
    - 2018: upstairs bathroom remodeled (~$26,000)

ABOUT THIS CONDO ASSOCIATION

- Owner occupancy: 2 out of 2 units are owner-occupied
- Condo fee: $192.50; includes water, master insurance and exterior maintenance
- Reserves: about $1,095
- Roof: 2015 Energy Star 30-year asphalt shingle
- Pets: two per unit permitted
- Rentals: permitted with 12-month lease

Living Room

MLS # 72731770 - Price Changed
Condo - Half-Duplex

105 Walk Hill Street - Unit 2
Boston, MA: Jamaica Plain, 02130-4147
Suffolk County

List Price: **$575,000**

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

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **1f 1h**
Master Bath:
Fireplaces: **1**

Directions: **Hyde Park Ave to Walk Hill Street, directly opposite historic Forest Hills Cemetery**

Remarks

Well-appointed 3-bed, 1.5-bath single-family alternative facing majestic Forest Hills Cemetery. In this side-by-side duplex, enjoy two floors of living with a bonus den, garage parking, and a patio garden. The large formal living room with wood-burning fireplace offers a bay window seat. The open kitchen and dining with seating peninsula is outfitted with a Viking stove with vent hood, Bosch appliances, a pantry, and under-cabinet lighting. Off the dining area, a window-filled den for TV time or work from home. Find a half bath on the way out your private back door to the bluestone patio. Upstairs, the two larger bedrooms offer deep closets w/ Elfa storage. Two deep hall closets. The 2018 bathroom features carrara stone and a rain and hand shower. Private basement with laundry and storage. 2015 roof. Garage plus a surface space. Across the street, enter the refuge of trees, paths and ponds in historic Forest Hills Cemetery. Just half mile to Forest Hills T station and Brassica Kitchen.

Property Information

Approx. Living Area: **1,144 Sq. Ft. ($502.62/Sq. Ft.)**
Living Area Includes:
Living Area Source: **Public Record**
Approx. Acres: **0.03 (1,144 Sq. Ft.)**
Heat Zones: **Hot Water Radiators, Oil**
Cool Zones: **None**
Garage Spaces: **1 Detached**
Parking Spaces: **1 Off-Street, Assigned**
Levels in Unit: **2**
Living Area Disclosures: **Per master deed, unit is three-bedroom plus den**
Disclosures: **Appointment during OH recommended; walk-ins accommodated. Schedule via ShowingTime. Pets limited to 2 per unit. Property tax reflects FY2021 residential exemption.**

Complex & Association Information

Complex Name:
Units in Complex: **2** Complete:
Units Owner Occupied: Source:
Association: **Yes** Fee: **$192.50**
Assoc. Fee Incld: **Water, Sewer, Master Insurance, Exterior Maintenance**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	21X11	Fireplace, Flooring - Wood, Window(s) - Bay/Bow/Box
Dining Room:	1	12X11	Flooring - Wood
Kitchen:	1	14X8	Flooring - Wood, Balcony / Deck, Pantry, Countertops - Stone/Granite/Solid, Stainless Steel Appliances, Gas Stove
Master Bedroom:	2	14X11	Closet, Flooring - Wood
Bedroom 2:	2	12X11	Closet, Flooring - Wood
Bedroom 3:	2	8X8	Flooring - Wood
Bath 1:	1		Bathroom - Half, Flooring - Wood
Bath 2:	2	7X6	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Low Flow Toilet
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Den:	1	9X7	Flooring - Wood

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Bike Path, Conservation Area, Public School, T-Station**
Appliances: **Range, Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer, Vent Hood**
Basement: **Yes Full**
Beach: **No**
Exterior Features: **Porch, Patio, Garden Area**
Flooring: **Wood**
Hot Water: **Oil**
Insulation Features: **Fiberglass**
Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**
Roof Material: **Asphalt/Composition Shingles**
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**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Three lighting fixtures upstairs in the hallway, main bedroom and second bedroom.**
Facing Direction: **Northeast**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1924**
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:04545 S:004**
Assessed: **$501,800**
Tax: **$2,433** Tax Year: **2020**
Book: **625** Page: **1**
Cert: **000000850432**
Zoning Code: **RES**
Map: Block: Lot:

Office/Agent Information

Office: Unlimited Sotheby's International Realty (617) 522-2200

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.