



Unlimited | Sotheby's
INTERNATIONAL REALTY

118 CORNELL STREET ROSLINDALE

OFFERED \$725,000

4+ BED | 1.5 BATH | 1,704 SQ.FT

exclusively listed & marketed by



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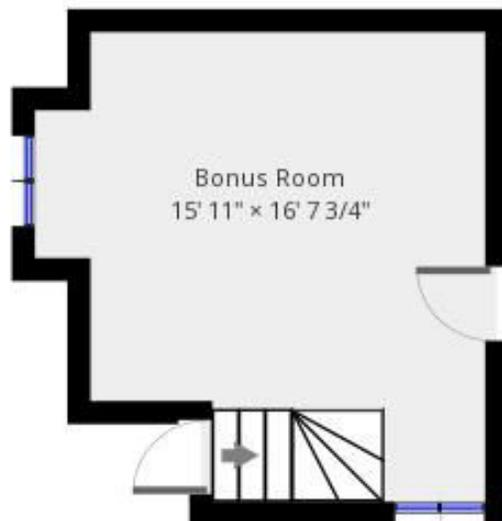
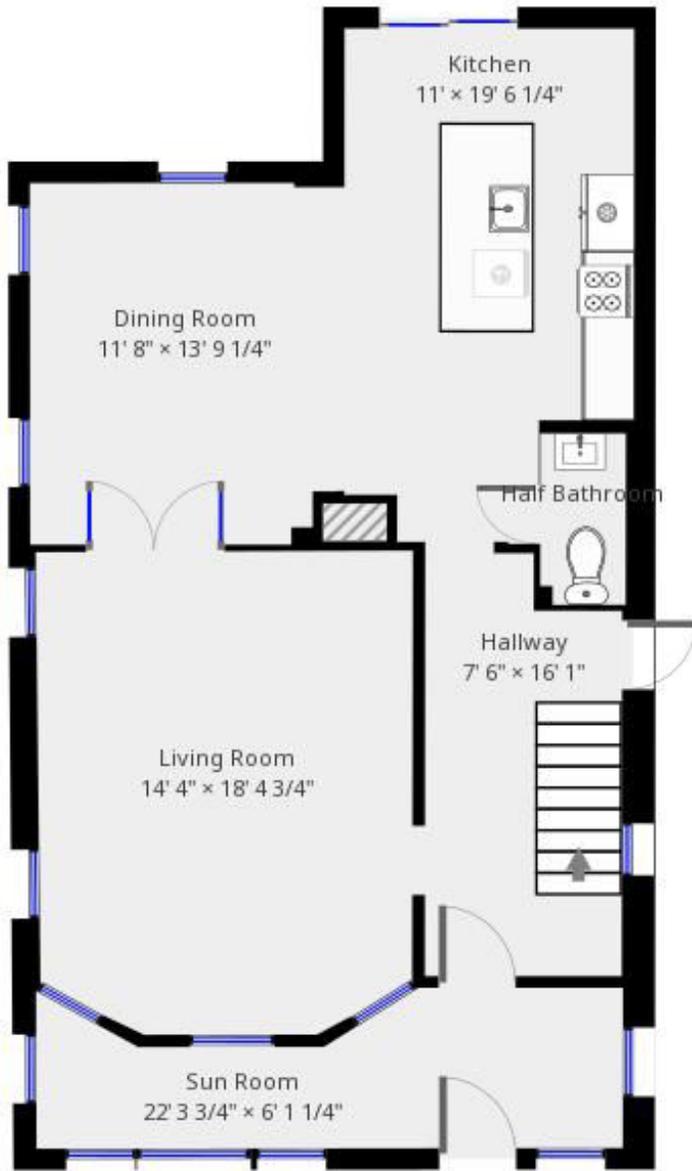


METROPOLITAN HILL SINGLE FAMILY HOME

4+ bedroom, 1.5 bathroom home with bonus attic space, solar panels, and a massive backyard. Just beyond the enclosed front porch, a spacious 252 sq.ft. living room offers five windows and French doors to the open kitchen and dining area. The kitchen has just what you need: a functional center island, ceiling-height cabinetry, and sleek appliances accented by dark-stained wood floors. Big and bright, it also offers a half bath and a handy mudroom area open to sliding glass doors, letting the outside in. The capacious fenced-in yard is a rare find: room for a patio, gardens and year-round play. Upstairs, find four bedrooms and a full bath with soaker tub. And the bonus: one bedroom provides a walk-up to the semi-finished attic.

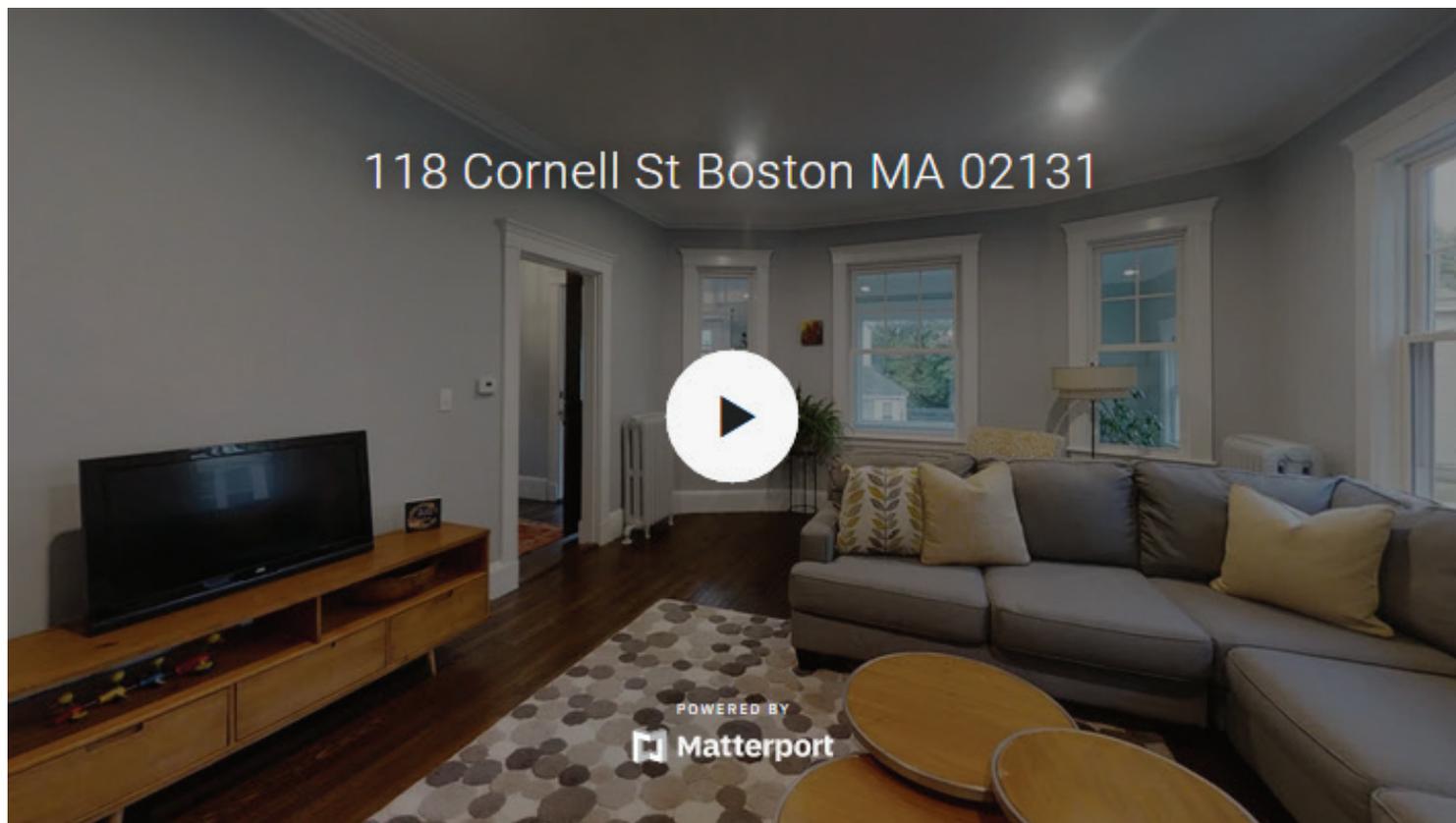
- Garage parking
- Leased roof solar panels
- Under a mile to Roslindale Village
- Two miles to Forest Hills T station
- One mile to George Wright Golf Course

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

- Located in Roslindale's Metropolitan Hill neighborhood
- One mile to Roslindale Village's award-winning farmers market, shops and restaurants, including Delfino, Sophia's Grotto, Fornax Bakery, and Distraction Brewing Co.
- Green spaces
 - Under a mile to recently renovated Fallon Field and Playground
 - One mile to George Wright Golf Course (great for winter dog walking)
 - Two miles to Arnold Arboretum
- Public transportation
 - One mile to Roslindale Village Commuter Rail station
 - Two miles to Forest Hills T station , with bus service at Washington St.

ABOUT THIS UNIT

- Parking:
 - Driveway and garage shared with 110 Cornell Street next door
 - 118 Cornell owns right-side garage bay
- Laundry: washing machine and gas dryer hookup in the basement
- Systems: 2006 boiler; oil tank refilled with 189 gallons of biofuel in April 2020
- Appliances: 2019 GE kitchen appliance suite
- Solar features: Tesla solar panels on the roof are leased; installed 2015 on 20-year lease
- Storage: basement storage + storage area in walk-up attic
- Outdoor space: fenced-in backyard with patio, garden beds, and plum and apple trees
- Inclusions: light fixtures in dining room and above kitchen island
- Disclosures: stove hood does not vent out; driveway and garage shared with nextdoor (#110 Cornell); 118 Cornell owns right garage bay; Tesla solar panels are leased
- Property tax: \$2,509 net property tax reflects estimated 2021 Boston residential exemption
- Recent improvements:
 - 2020: French drain system installed off back deck
 - 2019: renovated throughout, including kitchen, bathrooms, exterior siding



MLS # 72735193 - New Single Family - Detached

118 Cornell Street
Boston, MA: Roslindale, 02131-4526
Suffolk County

List Price: **\$725,000**

Style: **Colonial**
 Color:

Total Rooms: **8**
 Bedrooms: **4**

Grade School:
 Middle School:
 High School:

Bathrooms: **1f 1h**
 Master Bath:
 Fireplaces: **0**

Handicap Access/Features:

Directions: **From Roslindale Village, take Washington St to Cornell St.**

Remarks

Metropolitan Hill 4-plus bedroom, 1.5 bath home with bonus attic space, solar panels, and a massive back yard. Just beyond the enclosed front porch and foyer, a spacious 252 sq ft living room offers five windows and leads via French doors into the open kitchen and dining area. The kitchen has just what you need: a functional center island, ceiling-height cabinetry, and sleek appliances accented by dark-stained wood floors. Big and bright, it also offers a half bath and a handy mudroom area open to sliding glass doors, letting the outside in. The capacious fenced-in yard is a rare find: room for a large patio, gardens and year-round play. Upstairs, find four bedrooms and a full bath with soaker tub. And the bonus: one bedroom provides a walk-up to the semi-finished attic, allowing for a two-floor office or guest suite. Leased solar panels. Shared driveway and the right-side bay of the shared garage. Under a mile to Roslindale Village commuter train, farmers market, and local shops.

Property Information

Approx. Living Area: **1,704 Sq. Ft.**
 Living Area Includes:

Approx. Acres: **0.15 (6,490 Sq. Ft.)**
 Heat Zones: **Hot Water Radiators, Oil**

Garage Spaces: **1 Detached**
 Parking Spaces: **2 Off-Street, Paved Driveway**
 Approx. Street Frontage:

Living Area Source: **Public Record**

Cool Zones: **None**

Living Area Disclosures: **Attic heat source is electric**

Disclosures: **Driveway and garage shared with 110 Cornell. Tesla solar panels are leased. Stove hood does not vent externally. Appointment during OH recommended; walk-ins accommodated. Schedule via ShowingTime. Property tax reflects FY2021 residential exemption.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18X14	Flooring - Wood, Window(s) - Bay/Bow/Box, French Doors, Recessed Lighting
Dining Room:	1	14X12	Flooring - Wood, French Doors
Kitchen:	1	20X11	Flooring - Wood, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Lighting - Pendant
Master Bedroom:	2	14X10	Closet, Flooring - Wood
Bedroom 2:	2	13X11	Closet, Flooring - Wood
Bedroom 3:	2	11X10	Closet, Flooring - Wood
Bedroom 4:	2	11X11	Flooring - Wood, Attic Access
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Gas, Washer Hookup
Bonus Room:	3	17X16	Flooring - Wood
Sun Room:	1	22X6	-
Entry Hall:	1	16X8	-

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer**
 Area Amenities: **Public Transportation, Park, Walk/Jog Trails**
 Basement: **Yes Interior Access, Unfinished Basement**
 Beach: **No**
 Energy Features: **Solar Features**
 Exterior Features: **Porch - Enclosed, Patio, Fenced Yard, Fruit Trees, Garden Area**
 Flooring: **Wood**
 Foundation Size:
 Foundation Description: **Fieldstone, Brick**
 Interior Features: **Walk-up Attic, French Doors**
 Lot Description: **Shared Drive, Fenced/Enclosed, Gentle Slope**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **W:18 P:05292 S:000**
 Assessed: **\$508,900**
 Tax: **\$2,509** Tax Year: **2020**
 Book: **62657** Page: **124**
 Cert: **000000020075**
 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.