



Unlimited | Sotheby's
INTERNATIONAL REALTY

139 CHESTNUT AVENUE UNIT 3 - JAMAICA PLAIN

OFFERED \$599,000
2 BED | 1 BATH | 1098 SQ.FT

exclusively listed & marketed by



MELONY SWASEY
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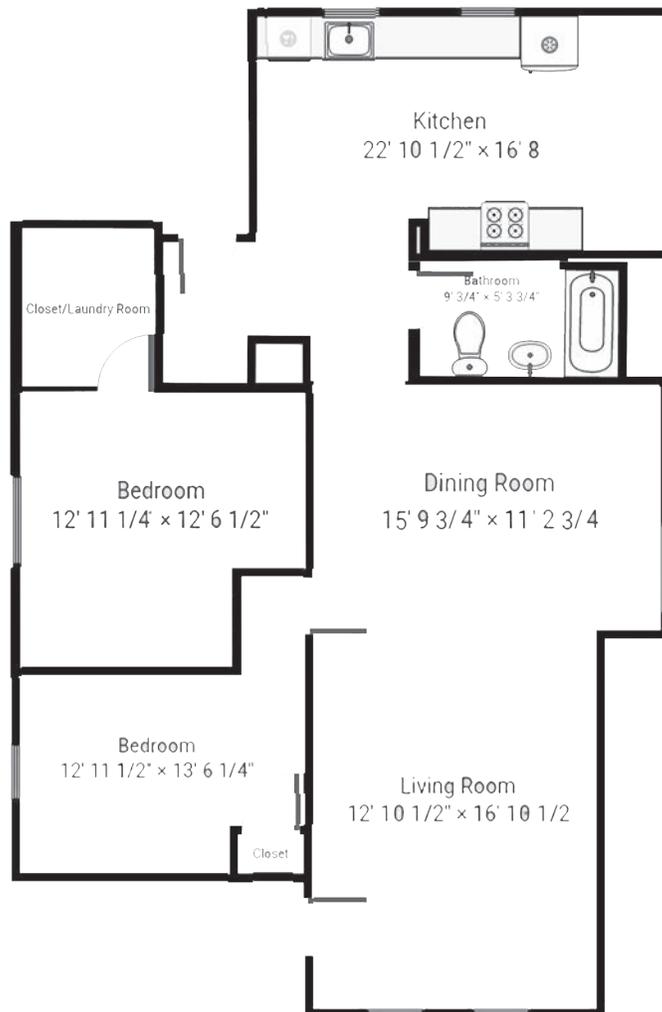


CENTRAL JP TOP-FLOOR CONDO

On tree-lined Chestnut Street, a top-floor two-bed abode, short blocks from Stony Brook T. In a Dutch gambrel with big windows, vintage wood floors and tall ceilings, this spacious layout provides an eat-in kitchen as well as generous open living and dining. The roomy skylit kitchen provides parallel counters and ample cabinet storage. The primary bedroom offers a walk-in closet. Abutting the Paul Gore and Beecher Streets community garden, the shared yard with patio is equipped with a fire pit and bike shed.

- Central air
- In-unit laundry
- Shared fenced-in yard with patio and bike shed
- Blocks to Stony Brook T
- Blocks to Southwest Corridor Park

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

- Around the corner from two community gardens
- Blocks to Stony Brook T station
- Blocks to Southwest Corridor Park playgrounds, community gardens, and bike paths
- Under half mile in either direction to Centre Street favorites like Tres Gatos , and Chilacates and Ula Cafe at the Brewery
- Under one mile to Jamaica Pond boathouse
- Quick access to Longwood Medical area (via 39 bus route)

ABOUT THIS UNIT

- Storage: exclusive basement storage (5x16')
- Outdoor space: shared fenced-in backyard with raised garden beds, patio, and bike shed; shared landscaped front garden
- Parking: on-street parking
- Laundry: exclusive laundry in unit
- Systems: central air conditioning (installed 2014), hot water heater (2012)
- Energy efficiency: blown-in insulation
- Property tax: ~\$2,436 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: \$284
- Includes: water, sewer, master insurance, exterior maintenance, lawn care
- Reserves: ~\$6,300
- Roof: ~8 years (left side); ~20 years (right side)
- Pets: two cats or dogs (up 30 lb. max each) permitted; any other pets require prior approval
- Rentals: permitted with minimum 12-month lease



**MLS # 72746930 - New
Condo - 2/3 Family**

139 Chestnut Avenue - Unit 3
Boston, MA: Jamaica Plain, 02130-1826
Suffolk County

List Price: **\$599,000**

Unit Placement: **Top/Penthouse**
 Unit Level: **3**
 Grade School:
 Middle School:
 High School:
 Outdoor Space Available: **Yes - Common**
 Handicap Access/Features:
 Directions: **From Lamartine St., take Boylston St. to Chestnut Ave.**

Total Rooms: **5**
 Bedrooms: **2**
 Bathrooms: **1f 0h**
 Master Bath:
 Fireplaces: **0**

Remarks

A central Jamaica Plain spot doesn't get better than this. On tree-lined Chestnut Ave., a top-floor two-bedroom abode, short blocks from Stony Brook T. In a Dutch gambrel with big windows, vintage wood floors and tall ceilings, this spacious layout provides an eat-in kitchen as well as generous open living and dining. The roomy skylit kitchen provides parallel counters and ample cabinet storage. The primary bedroom offers a walk-in closet with washer and dryer. Skylit tub and shower. Central air throughout. Exclusive 16x5' basement storage. Abutting the Paul Gore and Beecher Streets community garden, the shared yard with patio is equipped with a fire pit and bike shed. Just three blocks from Stony Brook T, with the original City Feed on the way. Find paths to Copley Square along Southwest Corridor Park. Half mile to Whole Foods. Enjoy Centre Street favorites like Tres Gatos as well as Chilacates and Ula Cafe near the Brewery.

Property Information

Approx. Living Area: **1,098 Sq. Ft. (\$545.54/Sq. Ft.)** Approx. Acres: **0.03 (1,098 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **1 Forced Air** Parking Spaces: **0 On Street Without Permit**
 Living Area Source: **Public Record** Cool Zones: **1 Central Air** Levels in Unit: **1**
 Living Area Disclosures:
 Disclosures: **Estimated property tax reflects FY2021 residential exemption. Pets limited to two cats or dogs (30 lb. max each). View virtual tour and COVID procedures. Mask required. Social distancing and contact tracing measures in place. For open houses, appointments take priority. Schedule via ShowingTime.**

Complex & Association Information

Complex Name: Units in Complex: **3** Complete: Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$284**
 Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3		Ceiling Fan(s), Flooring - Wood
Dining Room:	3		Ceiling Fan(s), Flooring - Wood
Kitchen:	3		Skylight, Flooring - Wood, Countertops - Stone/Granite/Solid
Master Bedroom:	3		Ceiling Fan(s), Closet - Walk-in, Flooring - Wood
Bedroom 2:	3		Ceiling Fan(s), Closet, Flooring - Wood
Bath 1:	3		Bathroom - Tiled With Tub & Shower, Skylight
Laundry:	3		Dryer Hookup - Electric, Washer Hookup

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Bike Path, T-Station**
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Unfinished Basement**
 Beach: **No**
 Exterior: **Wood**
 Exterior Features: **Patio, Storage Shed, Fenced Yard, Garden Area**
 Flooring: **Wood**
 Hot Water: **Natural Gas**
 Insulation Features: **Blown In**
 Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**
 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, Washer Hookup**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Laundry Features: **In Unit**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built/Converted: **1900/2004**
 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:00352 S:006**
 Assessed: **\$502,100**
 Tax: **\$2,436** Tax Year: **2021**
 Book: **58285** Page: **218**
 Cert: **000000065647**
 Zoning Code: **BOS**
 Map: Block: Lot:

Office/Agent Information

Office: Unlimited Sotheby's International Realty (617) 522-2200
 Agent: Good Boston Living Team (617) 971-7080
 Team Member(s): Melony Swasey (617) 971-7080



MELONY SWASEY

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goodbostonliving.com

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.