



Unlimited | Sotheby's
INTERNATIONAL REALTY

23 HASLET STREET, UNIT 1 ROSLINDALE

OFFERED \$429,000
2 BED | 1 BATH | 988 SQ.FT

exclusively listed & marketed by



MELONY SWASEY
REALTOR®

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goodbostonliving.com

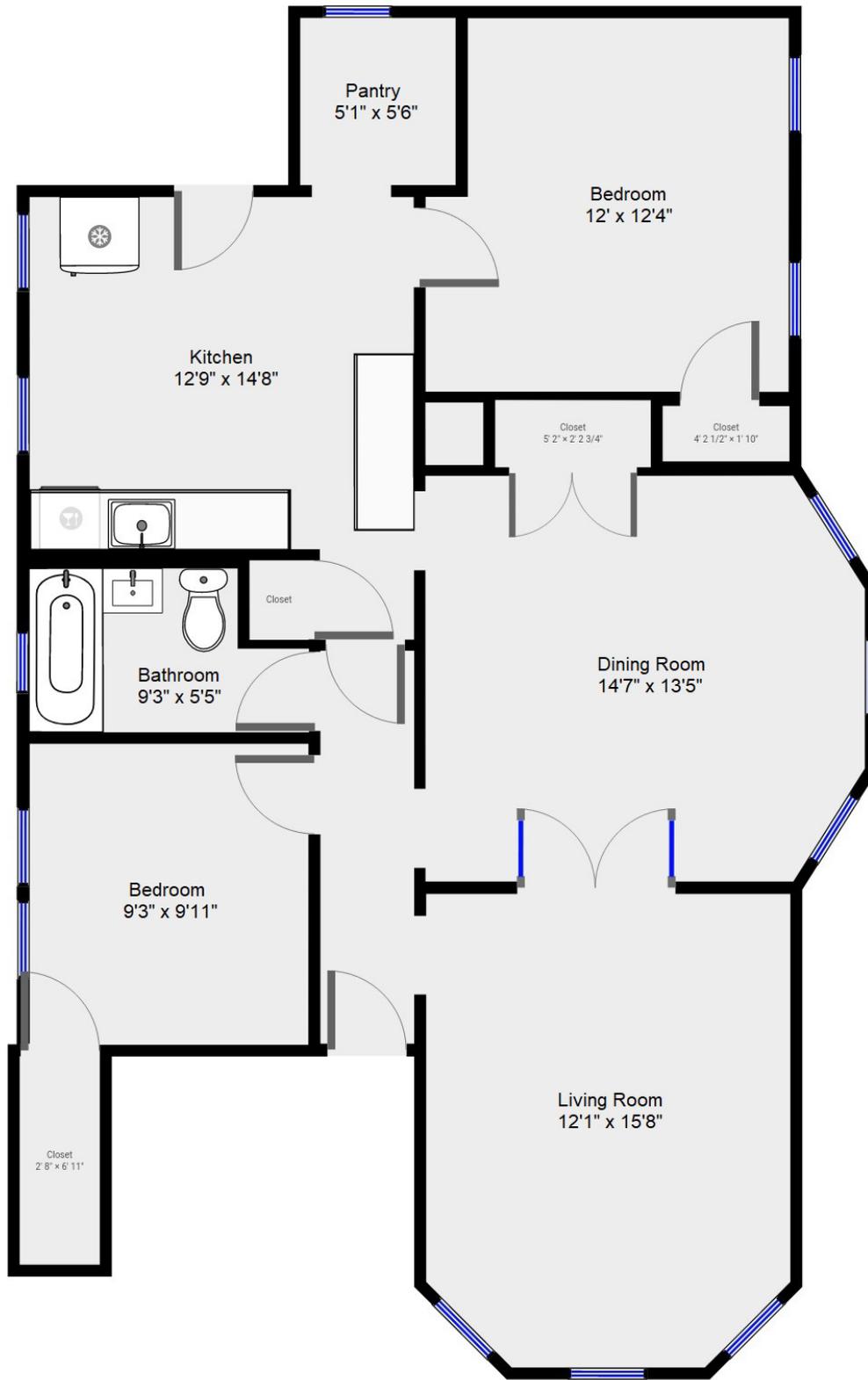


ROSLINDALE VILLAGE TWO-BED CONDO

Just blocks from the award-winning farmers market in Adams Park, take in south-facing sunlight here. Greeting you with high ceilings and wood floors, the living room with bay windows opens by French doors to a 180-sq ft dining room. Also with bay windows, the dining room features a stately 5-ft-wide built-in hutch. The sizable eat-in kitchen offers a walk-in pantry. One of the two bedrooms offers a walk-in closet. In the shared backyard, enjoy a large exclusive garden area with raised beds.

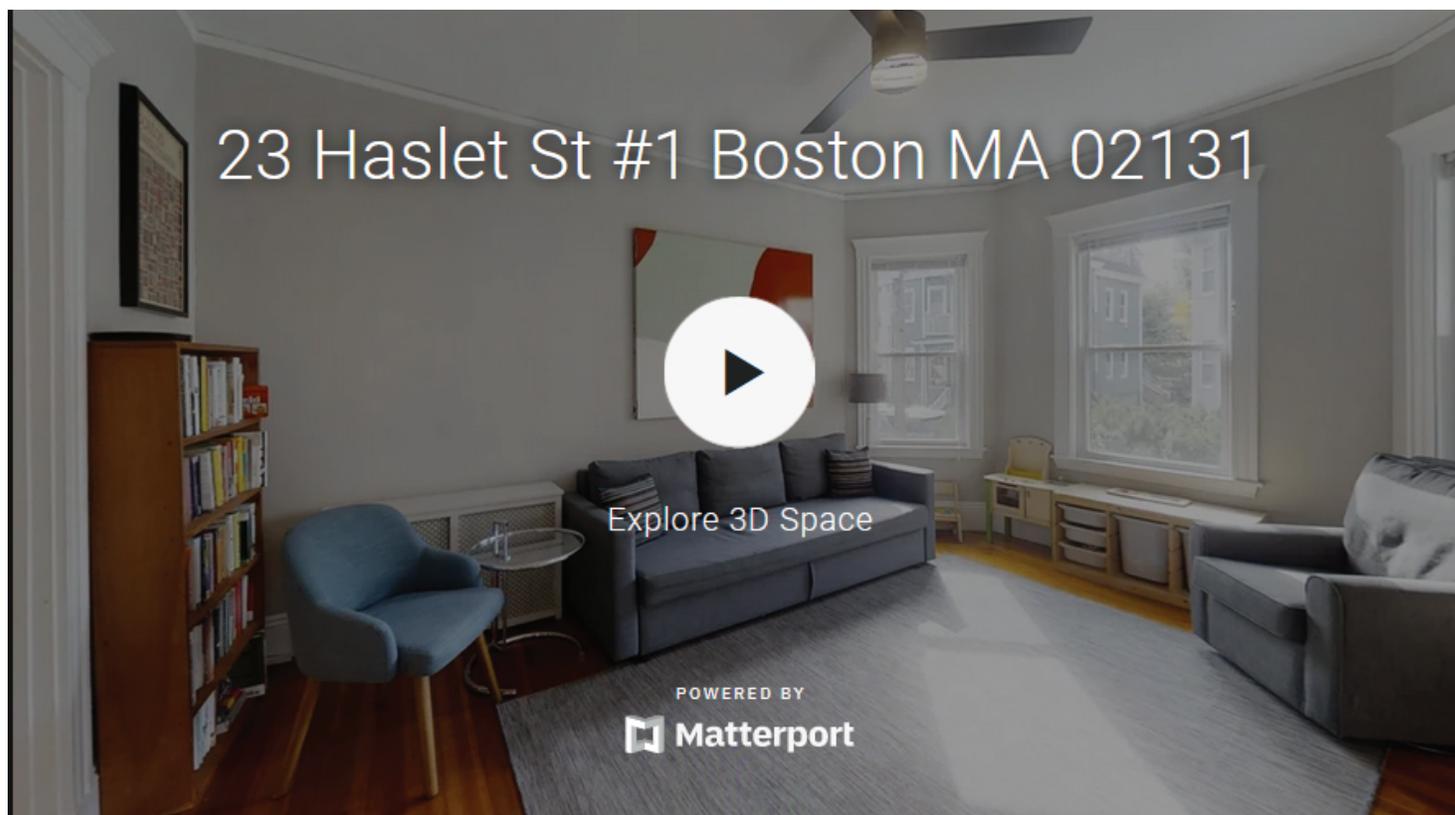
- Assigned driveway parking space
- Private laundry in exclusive basement storage
- Bathroom updated in 2019
- Blocks to Fallon Field and the commuter rail
- Multiple bus routes to Forest Hills T station

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 Roslindale Village shops and restaurants, including Fornax Bakery, Sophia's Grotto, and the newly-opened Distraction Brewing
- Award-winning Farmers Market in Adams Park
- Quarter mile to Roslindale Village Commuter Rail
- Bus service to Forest Hills T at Belgrade Ave. and Washington St. (routes 34, 35, 36, 37, 51)
- Blocks to recently-renovated Fallon Field and Playground (shortcut via Penfield St. tunnel)
- Less than one mile to Peters Hill at Arnold Arboretum

ABOUT THIS UNIT

- Parking: one exclusive driveway parking space
- Laundry: exclusive washer and gas dryer in the private basement storage area
- Systems: gas-fired Burnham boiler (estimated 20 years old; serviced annually)
- Storage: exclusive basement storage area
- Outdoor space: exclusive back deck + exclusive use of backyard and raised garden beds behind the garage (see site plan); shared landscaped front and back yards
- Energy efficiencies: blown-in insulation in exterior walls (4" cellulose); Nest thermostat
- Exclusions: living room shelves and TV mount
- Property tax: \$849 net property tax reflects estimated 2021 Boston residential exemption
- Recent improvements: bathroom updated (2019; ~\$3,500)

ABOUT THIS CONDO ASSOCIATION

- Owner occupancy: 3 out of 3 units are owner-occupied
- Condo fee: \$175; includes water, sewer, and master insurance
- Reserves: about \$6,500
- Roof: age unknown
- Pets: limited to two pets per unit, and not to exceed medium size for the species; per master deed, so-called "attack dogs" may be excluded at the sole discretion of the trustees
- Rentals: permitted with 30-day minimum lease in writing
- Recent improvements:
 - Exterior maintenance, including repairs to bead molding, crown, siding and windows, and gutters and downspouts (2016; ~\$25,000)
- Projects:
 - Seller will contribute \$5,000 toward Unit 1 portion of any upcoming projects. (While the association is not actively discussing any repairs, exterior painting would likely be next.)



Living Room

MLS # 72749316 - New Condo - 2/3 Family

23 Haslet St - Unit 1
Boston, MA: Roslindale, 02131-2933
Suffolk County

List Price: **\$429,000**

Unit Placement: **Street**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **From Roslindale Village: Belgrade Ave. to Metcalf St., then a left onto Haslet St.**

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

Remarks

Roslindale Village two-bedroom condo with back deck overlooking a large yard, just blocks from the award-winning farmers market in Adams Park. Take in south-facing sunlight here. Greeting you with high ceilings and wood floors, the living room with bay windows opens by French doors to a 180-sq ft dining room. Also with bay windows, the dining room features a stately 5-ft-wide built-in hutch. The sizable eat-in kitchen offers a walk-in pantry. One of the two bedrooms offers a walk-in closet. Bathroom updated in 2019. Private laundry within the exclusive basement storage area. In the shared backyard, enjoy a large exclusive garden area with raised beds. Assigned driveway parking space. Within blocks to Village shops, Fallon Field and the commuter rail. Quick access to Forest Hills T station via multiple bus routes at Belgrade Avenue and Washington Street. Get coffee and sandwiches at The Square Root and head over to Peters Hill in Arnold Arboretum.

Property Information

Approx. Living Area: **988 Sq. Ft. (\$434.21/Sq. Ft.)** Approx. Acres: **0.19 (8,090 Sq. Ft.)** Garage Spaces: **0**
Living Area Includes: Heat Zones: **Hot Water Radiators** Parking Spaces: **1 Off-Street, Assigned, Paved Driveway**
Living Area Source: **Public Record** Cool Zones: **None** Levels in Unit: **1**
Living Area Disclosures:
Disclosures: **Taxes reflect City of Boston FY2021 residential exemption. Pets limited to 2 per unit and to medium size for the species. Trustees may exclude certain dog breeds. Shared yard + exclusive garden area, see site plan. Showings: view virtual tour and COVID procedures, then schedule w/ ShowingTime.**

Complex & Association Information

Complex Name: Units in Complex: **3** Complete: Units Owner Occupied: Source:
Association: **Yes** Fee: **\$175**
Assoc. Fee Incls: **Water, Sewer, Master Insurance**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X12	Ceiling Fan(s), Flooring - Wood, Window(s) - Bay/Bow/Box, French Doors
Dining Room:	1	15X13	Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Wood, Window(s) - Bay/Bow/Box
Kitchen:	1	15X13	Ceiling Fan(s), Flooring - Wood, Pantry
Master Bedroom:	1	12X12	Ceiling Fan(s), Closet, Flooring - Wood
Bedroom 2:	1	10X9	Ceiling Fan(s), Closet - Walk-in, Flooring - Wood
Bath 1:	1	9X5	Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B	-	-

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails**
Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Basement: **Yes**
Beach: **No**
Construction: **Frame**
Exterior: **Shingles, Wood**
Exterior Features: **Deck, 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 Gas Dryer, Washer Hookup**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Building**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1920**
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:20 P:00211 S:002**
Assessed: **\$353,100**
Tax: **\$848.96** Tax Year: **2021**
Book: **55714** Page: **170**
Cert: **00000013270**
Zoning Code: **RES**
Map: Block: Lot:

Office/Agent Information

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

Listing Agent: **Good Boston Living Team** (617) 971-7080

Team Member(s): **Melony Swasey** (617) 971-7080

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Accompanied Showings, Appointment Required, Schedule with ShowingTime**

Showing: Facilitator: **Accompanied Showings, Appointment Required, Schedule with ShowingTime**

Special Showing Instructions: **View virtual tour and COVID procedures. Schedule via ShowingTime. Open houses: appts take priority.**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

Taxes reflect City of Boston FY2021 residential exemption. Pets limited to 2 per unit and to medium size for the species. Trustees may exclude certain dog breeds. Shared yard + exclusive garden area, see site plan. Showings: view virtual tour and COVID procedures, then schedule w/ ShowingTime.

Market Information

Listing Date: **10/27/2020**

Days on Market: Property has been on the market for a total of **2** day(s)

Expiration Date:

Original Price: **\$429,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **2** day(s)

Office Market Time: Office has listed this property for **2** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:



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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.