



Unlimited | Sotheby's
INTERNATIONAL REALTY

2 MEYER STREET, UNIT 1 ROSLINDALE

OFFERED \$485,000

2+ BED | 1 BATH | 1006 SQ.FT

exclusively listed & marketed by



MELONY SWASEY
REALTOR®

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goodbostonliving.com

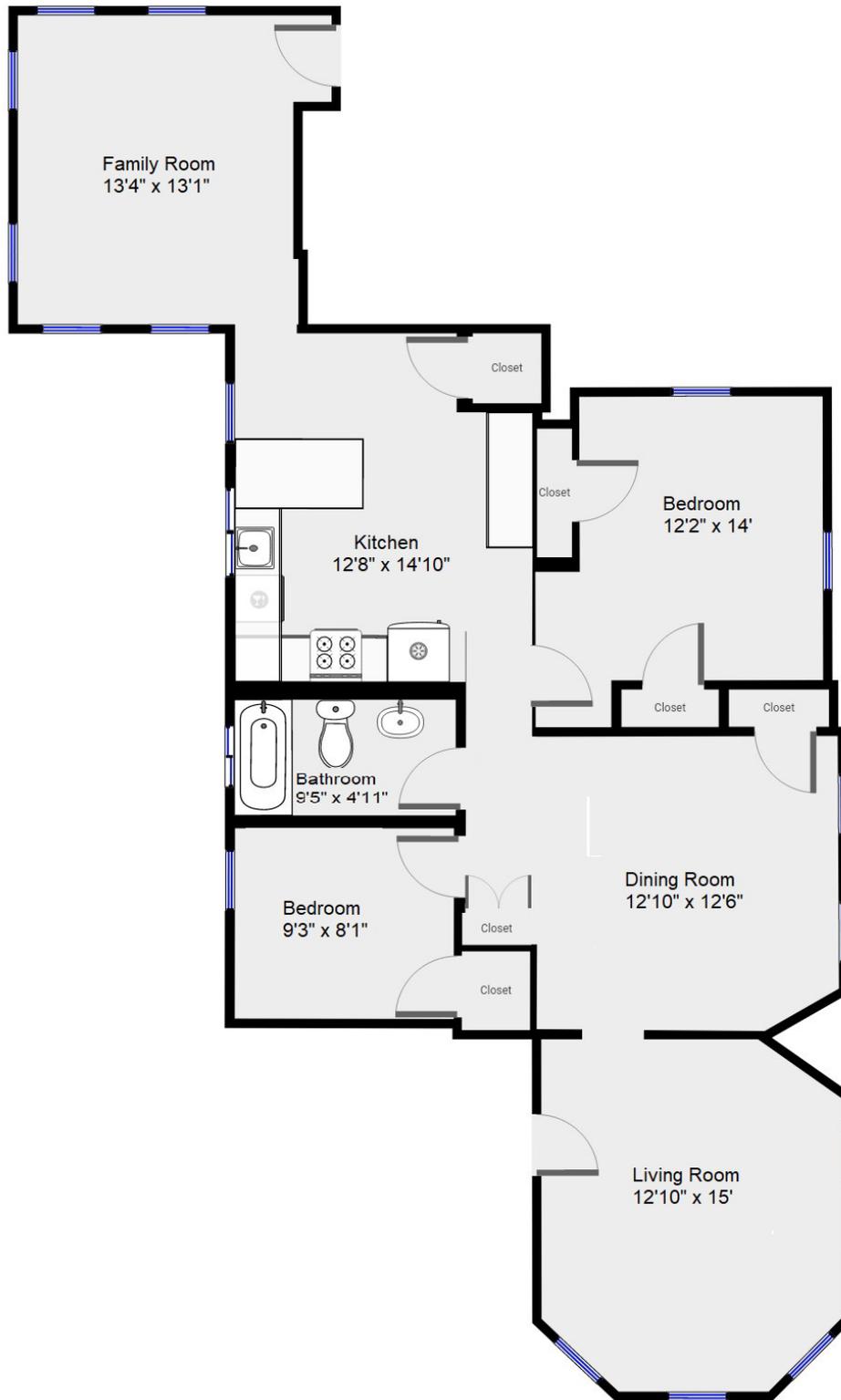


WOODBOURNE TWO-BED PLUS DEN

In the neighborly Woodbourne area straddling Jamaica Plain and Roslindale, enjoy features typically found in a single-family home. This spacious 2+ bed condo offers flexibility with a den that can serve as family room, office and guest space. In addition to this window-filled den, enjoy a formal dining room and a living room with bay windows. The 2010 kitchen offers a three-seater granite peninsula, deep closet, and under-counter washer/dryer. The shared yard is vast, with room for gardening and all manner of play. All on a closed-end street in a neighborhood known for block parties.

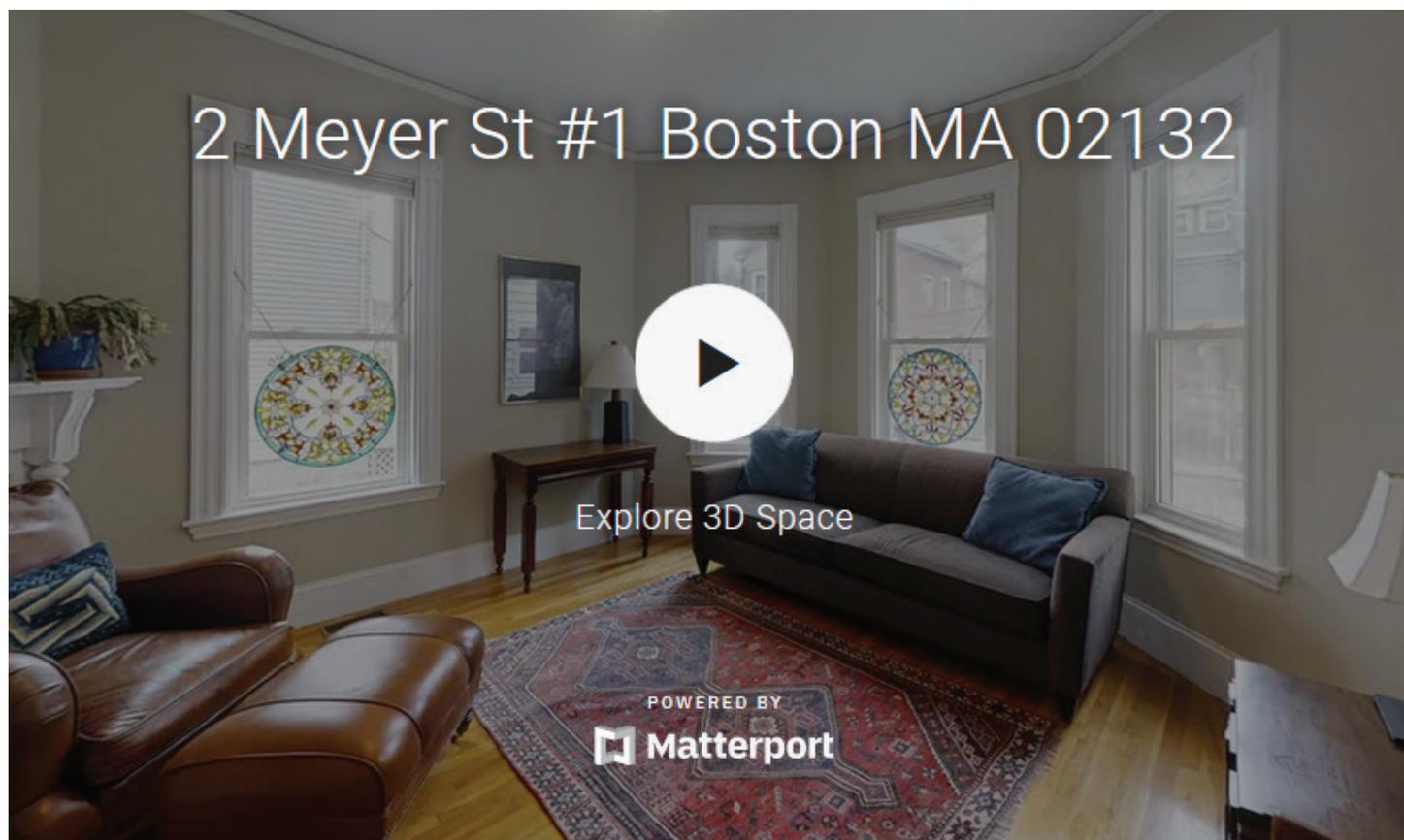
- Central air
- Garage plus driveway parking
- Basement storage
- Private rear entry
- One mile to Forest Hills T

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

- Public transportation:
 - One mile to Forest Hills T station , with bus service at Hyde Park Ave (route 32)
- Greenspace and parks:
 - Blocks to 275-acre greenspace and paths of historic Forest Hills Cemetery
 - Under one mile to Healy Field and Playground
 - One mile to Arnold Arboretum
- Shops and restaurants:
 - One mile to Roslindale Village shops, restaurants and award-winning farmers market
 - One mile to Mexican, Indian and New American eateries at Forest Hills
- Active Neighborhood association hosts regular block parties

ABOUT THIS UNIT

- Parking: one garage space + driveway parking with space for up to three cars
- Laundry: in-unit under-counter washer and electric dryer
- Systems: central air; 2010 furnace; 2019 water tank
- Appliances: 2010 kitchen appliance suite; new disposal
- Storage: exclusive half-basement storage
- Outdoor space: large shared backyard, plus shared front and side yards
- Inclusions: three kitchen bar stools
- Exclusions: dining room chandelier; all stained glass hangings
- Property tax: \$1,487.90 net property tax reflects estimated 2021 Boston residential exemption

ABOUT THIS CONDO ASSOCIATION

- Owner occupancy: 2 out of 2 units are owner-occupied
- Condo fee: \$130; includes water, sewer and master insurance
- Reserves: about \$600
- Roof: estimated 10 years old
- Pets: two cats and one dog permitted
- Rentals: permitted with 30-day minimum, written lease, and prior trustee approval



Living Room

MLS # 72749719 - New Condo - 2/3 Family

2 Meyer Street - Unit 1
Boston, MA: Roslindale, 02131-2222
Suffolk County

List Price: **\$485,000**

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

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **1f 0h**
Master Bath:
Fireplaces: **0**

Directions: **From Hyde Park Ave, take Wyvern St. Left onto Florian, right onto Catherine, and left onto Meyer.**

Remarks

In the neighborly Woodbourne area straddling Jamaica Plain and Roslindale, enjoy features typically found in a single-family home. This spacious two-plus-bed condo offers flexibility with a den that can serve as family room, office and guest space. In addition to this window-filled den, enjoy a formal dining room and a living room with bay windows. The 2010 kitchen offers a three-seater granite peninsula, deep closet, and under-counter washer/dryer. The main bedroom offers two closets. Central air. A low-maintenance vinyl exterior belies delightful Victorian detail on the interior: tall ceilings, big windows, wood floors, and a large shared foyer. Ample basement storage. Garage plus driveway parking. Private rear entry. The shared yard is vast, with room for gardening and all manner of play. All on a closed-end street in a neighborhood known for block parties. One mile to Forest Hills T / commuter rail, Roslindale Village, and Arnold Arboretum. Blocks to bucolic Forest Hill Cemetery.

Property Information

Approx. Living Area: **1,006 Sq. Ft. (\$482.11/Sq. Ft.)**
Living Area Includes:

Approx. Acres: **0.02 (1,006 Sq. Ft.)**
Heat Zones: **1 Forced Air, Electric Baseboard**

Garage Spaces: **1 Detached**
Parking Spaces: **2 Off-Street, Assigned, Paved Driveway, Exclusive Parking**
Levels in Unit: **1**

Living Area Source: **Public Record**

Cool Zones: **Central Air**

Living Area Disclosures:

Disclosures: **Taxes reflect City of Boston FY2021 residential exemption. Pets limited to 1 dog and 2 cats. Showings: view virtual tour and COVID procedures, then schedule w/ ShowingTime.**

Complex & Association Information

Complex Name:

Units in Complex: **2 Complete:**

Units Owner Occupied: **Source:**

Association: **Yes** Fee: **\$130**

Assoc. Fee Incls: **Water, Sewer, Master Insurance**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15X12	Window(s) - Bay/Bow/Box
Dining Room:	1	12X12	Closet, Flooring - Wood
Family Room:	1	13X13	Flooring - Wood, Exterior Access
Kitchen:	1	14X13	Flooring - Stone/Ceramic Tile, Pantry, Countertops - Stone/Granite/Solid, Dryer Hookup - Electric, Stainless Steel Appliances, Washer Hookup, Peninsula
Master Bedroom:	1	14X12	Closet, Flooring - Wood
Bedroom 2:	1	9X8	Closet, Flooring - Wood
Bath 1:	1	9X4	Bathroom - Tiled With Tub & Shower
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Public School, T-Station**

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

Basement: **Yes**

Beach: **No**

Exterior: **Vinyl**

Exterior Features: **Porch - Enclosed**

Hot Water: **Natural Gas**

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**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions: **Dining room chandelier (will be replaced). All stained glass window hangings.**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1905**

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:04439 S:004**

Assessed: **\$413,200**

Tax: **\$1,487.9** Tax Year: **2021**

Book: **47110** Page: **236**

Cert: **00000096434**

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 1 dog and 2 cats. Showings: view virtual tour and COVID procedures, then schedule w/ ShowingTime.

Market Information

Listing Date: **10/28/2020**

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date:

Original Price: **\$485,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)

Office Market Time: Office has listed this property for **1** 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.