



Unlimited | Sotheby's
INTERNATIONAL REALTY

19 ADELAIDE STREET UNIT 2 - JAMAICA PLAIN

OFFERED \$469,000
1 BED | 1 BATH | 741 SQ.FT.

exclusively listed & marketed by



MELONY SWASEY
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ONE-BED CENTRAL JP CONDO

Classic-style one-bed tucked on a tree-lined street near Stony Brook T. The living room in this high first floor welcomes sunrise through east-facing windows. French doors open into the dining room with hutch, also spacious enough for a desk. Wood floors, wainscoting and Minka Aire fans continue into the kitchen, which features granite counters, a five-burner stove, Bosch dishwasher and recessed lighting.

- One parking space
- In-unit laundry
- Basement storage
- Exclusive back deck
- Blocks to Stony Brook T
- Blocks to Jamaica Pond and Whole Foods
- Quick commute to Longwood Medical Area

FLOOR PLAN



Dimensions are estimates, used for representation purposes only.

NOTES FROM THE SELLER

THE NEIGHBORHOOD + NEARBY

- Blocks to Southwest Corridor Park and bike path to Back Bay
- Blocks to Stony Brook T station
- Blocks to Whole Foods, Tres Gatos and “Little” City Feed
- Half mile to Jamaica Pond boathouse
- Quick access to Longwood Medical Area (via 39 bus route at Centre Street)

ABOUT THIS UNIT

- Parking: one off-street parking space
- Laundry: exclusive in-unit
- Outdoor space: exclusive rear deck; shared backyard
- Systems: oil-fired boiler (age unknown; serviced annually); hot water tank 2017
- Storage: exclusive basement storage area
- Disclosures:
 - Seller to pay ~\$6,000 assessment at closing
 - Bedroom closet is not insulated
 - Some windows are tricky to lock or to keep open
- Inclusions: stainless steel kitchen prep counter
- Property tax: \$940 net property tax reflects estimated 2021 Boston residential exemption

ABOUT THIS CONDO ASSOCIATION

- Condo fee: \$285
 - Includes: professional property management, snow removal, exterior maintenance, master insurance, water, sewer
- Owner-occupancy: about 8 out of 12
- Property management: Real Property Management Boston (based locally in Jamaica Plain)
- Reserves: approximately \$20,000
- Roof: two rubber roofs; each about 20 years
- Pets: one cat or dog permitted per unit, not to exceed 25 lbs in weight, except by trustee approval

RECENT IMPROVEMENTS

- 2021: Association considering: creating a landscaping plan and getting parking lines drawn; association may consider officially assigning parking spaces for those unassigned
- 2019: Association rebuilt front retaining walls and stairs, repaved driveway, pruned trees (\$40,000, paid by assessment/loan)
- 2017–18: Both buildings, interior stairwells repainted and floors refinished; exterior decks repaired and stained (\$70,000, paid by assessment/loan)



MLS # 72773842 - New Condo - 2/3 Family

19 Adelaide Street - Unit 2
Boston, MA: Jamaica Plain, 02130-2119
Suffolk County

List Price: **\$469,000**

Unit Placement: Total Rooms: **4**
Unit Level: **1** Bedrooms: **1**
Grade School: Bathrooms: **1f 0h**
Middle School: Master Bath:
High School: Fireplaces: **0**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **Located between Spring Park Ave and Boylston St, near Little City Feed and Stony Brook T.**

Remarks

Classic-style one-bedroom tucked down a tree-lined side street near Stony Brook T. The living room in this high first floor welcomes sunrise through a bank of east-facing windows. French doors open into the dining room with hutch, also spacious enough for a desk. Wood floors, wainscoting and Minka Aire fans continue into the kitchen, which features granite counters, a five-burner stove, Bosch dishwasher, dimmable recessed lighting. In-unit laundry and ample closets; add'l basement storage. Off the bedroom, a rear deck. Take refuge in the mossy, sprawling shared yard. One parking space, and professionally managed. Adelaide is a one-way street, short blocks to "Little" City Feed, Stony Brook T, and the Southwest Corridor Park and bike path in one direction; and to Tres Gatos, Whole Foods, Jamaica Pond and the Emerald Necklace bike path in the other. A quick, 1.5-mile commute to Longwood Medical Area by bus or bike.

Property Information

Approx. Living Area: **741 Sq. Ft. (\$632.93/Sq. Ft.)** Approx. Acres: **0.02 (741 Sq. Ft.)** Garage Spaces: **0**
Living Area Includes: Heat Zones: **Hot Water Radiators, Steam, Oil** Parking Spaces: **1 Off-Street**
Living Area Source: **Public Record** Cool Zones: **0 None** Levels in Unit: **1**
Living Area Disclosures:
Disclosures: **Seller is agent. Subject to sell in conjunction with seller's purchase by mid-March; ideally with a two-week use and occupancy. Property tax reflects 2021 Boston exemption. Seller to pay ~\$6k assessment at closing.**

Complex & Association Information

Complex Name: **Adelaide View Condominium** Units in Complex: **12** Complete: Units Owner Occupied: Source:
Association: **Yes** Fee: **\$285**
Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal**
Special Assessments: **No**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|----------|--------------|---|
| Living Room: | 1 | 13X11 | Ceiling Fan(s), Closet, French Doors |
| Dining Room: | 1 | 13X11 | Ceiling Fan(s), Closet/Cabinets - Custom Built, Wainscoting |
| Kitchen: | 1 | 13X7 | Ceiling Fan(s), Countertops - Stone/Granite/Solid, Stainless Steel Appliances, Gas Stove |
| Master Bedroom: | 1 | 12X11 | Ceiling Fan(s) |
| Bath 1: | 1 | | Bathroom - Tiled With Tub & Shower |
| Laundry: | 1 | | Dryer Hookup - Gas, Washer Hookup |

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, T-Station**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Association Pool: **No**
Basement: **Yes Full, Walk Out**
Beach: **No**
Exterior: **Vinyl**
Exterior Features: **Deck**
Flooring: **Wood**
Hot Water: **Natural Gas**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions Cats, Small Dogs (Under 25 lbs)**
Roof Material: **Rubber**
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:
Facing Direction: **Southeast**
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:00723 S:016**
Assessed: **\$383,600**
Tax: **\$939.99** Tax Year: **2021**
Book: **58655** Page: **231**
Cert: **00000091471**
Zoning Code: **RES**
Map: Block: Lot:

Office/Agent Information

Office: Unlimited Sotheby's International Realty (617) 522-2200
Agent: Good Boston Living Team (617) 396-7789
Team Member(s): Melony Swasey (617) 396-7789



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Your real estate expert

Melony 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 thoughtful, thorough 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.

Community leadership: 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.