

# Unlimited

# Sotheby's

INTERNATIONAL REALTY

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## NOTES FROM THE SELLER

### 61 Brookley Road #1, Jamaica Plain

#### THE NEIGHBORHOOD + NEARBY

- Enjoy **neighborhood potlucks** and other events in Minton Stable Community Garden
- At the end of the block, enter **Franklin Park** with trails, zoo, golf course and summer concerts
- Blocks to **Southwest Corridor Park** with bike path to Back Bay
- Blocks to newly-opened **Third Cliff Bakery, Brassica Kitchen and Dogwood Cafe**
- Half mile to **Arnold Arboretum**
- Half mile to **Forest Hills T Station** (Orange Line)

#### ABOUT THIS UNIT

- **Parking:** assigned driveway parking space (**not** tandem)
- **Outdoor space:** back porch + exclusive use of the backyard with patio; shared front garden
- **Laundry:** washer and gas dryer in pantry
- **Systems:** 2017 hot water tank; 2018 Weil-McLain oil-fired boiler
- **Appliances:** 2018 Samsung built-in microwave; 2017 LG refrigerator; ~2014 GE stove; 2014 Kenmore washer and gas dryer; Emerson InSinkErator; Bosch dishwasher
- **Storage:** exclusive storage room in basement
- **Energy efficiency:** blown-in insulation through entire building (2018)
- **Inclusions:** kitchen island and hanging pot rack/light fixture combo
- **Disclosures:** according to the state website, lead hazards found in 1990. Letter of compliance issued in 1994. Seller does not have a copy of that letter.
- **Tenants:** this unit is currently tenanted through June
- **Property tax for FY 2021:** \$5,263
  - Currently no residential tax exemption in place with City of Boston

#### ABOUT THIS CONDO ASSOCIATION

- **Owner occupancy:** 2/3 units owner-occupied
- **Condo fee:** \$200 (Includes: master insurance, water, sewer, common area electric, exterior maintenance, landscaping/snow removal)
- **Reserves:** approximately \$4,728
- **Roof:** rubber; age unknown
- **Pet restrictions:** domesticated dogs, cats, and birds are permitted
- **Rental restrictions:** rentals permitted with 30-day minimum lease in writing
- **Recent improvements:**
  - Replaced basement sewer drain pipe (2021)
- **Upcoming improvements:**
  - Replace rubber roof (paid by condo reserves; estimated \$2,694)

*Details herein are per the seller, and not verified by the listing agent. Buyer to do own due diligence.*