

# Unlimited

# Sotheby's

INTERNATIONAL REALTY

**Melony Swasey**

673 Centre Street, Jamaica Plain 02130 | melony.swasey@unlimitedsir.com | cell: 617-971-7080  
goodbostonliving.com

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## NOTES FROM THE SELLER

### 64 Fletcher Street Unit A, Roslindale

#### THE NEIGHBORHOOD + NEARBY

- Multiple houses on the street host live music acts during annual **Roslindale Porch Fest**
- 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
- Half mile to **Roslindale Village Commuter Rail**
- Bus service to **Forest Hills T** at Belgrade Ave. and Washington St. (routes 34, 35, 36, 37, 51)
- Bus service to **central JP** at Centre St. (routes 35, 38)
- At the end of the block, **Fallon Field and Playground**
- Less than one mile to Peters Hill at **Arnold Arboretum**

#### ABOUT THIS UNIT

- **Outdoor space:** exclusive screened-in back porch + shared back and side yard
  - Per condo docs, Unit A maintains rear porch
- **Parking:** on-street (no permit needed)
- **Laundry:** exclusive in-unit washer and gas dryer
- **Cooling:** central air
- **Systems:** tankless on-demand hot water heater ~7 years old; gas-fired furnace ~10 years old
- **Storage:** exclusive basement storage area
- **Energy efficiencies:** Nest thermostat; blown-in insulation
- **Other features:** built-in wireless speakers in living and dining rooms and kitchen
- **Property tax:** \$2,650 net property tax reflects FY21 City of Boston residential exemption

#### ABOUT THIS CONDO ASSOCIATION

- **Owner occupancy:** 2 out of 2 units are owner-occupied
- **Condo fee:** \$166
  - Includes water, sewer, master insurance, landscaping, and snow removal
- **Reserves:** about \$600
- **Roof:** estimated 7 years old
- **Pets:** limited to 1 pet per unit
- **Rentals:** permitted with 6-month minimum / 12-month maximum lease in writing
- **Recent improvements:**
  - Front steps replaced (2019; \$14,000)

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