



exclusively listed & marketed by

Unlimited | Sotheby's
INTERNATIONAL REALTY

61 BROOKLEY ROAD UNIT 1 - JAMAICA PLAIN

OFFERED \$550,000

2 BED | 1 BATH | 1049 SQ.FT.

MELONY SWASEY

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PARKSIDE TWO-BED CONDO WITH EXCLUSIVE PARKING AND YARD

In Jamaica Plain's Parkside neighborhood, this two-bed plus office offers private front entry, an exclusive yard, and parking. From the private entry, find a roomy, office-ready foyer with deep closet. The practical eat-in kitchen with newer appliances offers ample cabinetry, a dining/prep counter, and pantry with laundry. Two good-size bedrooms. Enjoy exclusive use of the backyard with shade garden. At the end of the block, enter Franklin Park's wooded trails.

- Assigned driveway parking
- Exclusive use of the backyard
- Private basement storage
- In-unit laundry
- A block to Franklin Park
- Half mile to Forest Hills T

FLOOR PLAN



Dimensions are estimates, used for representation purposes only.

NOTES FROM THE SELLER

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 THE 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.

MLS # 72821054 - New

Condo - 2/3 Family



61 Brookley Rd - Unit 1
Boston, MA: Jamaica Plain, 02130-3628
Suffolk County

List Price: \$550,000

Unit Placement: **Street**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Private**

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

Handicap Access/Features:
Directions: **From Washington St., turn onto Brookley Rd. Blocks from Forest Hills T and Southwest Corridor.**

Remarks

In JP's Parkside neighborhood, this two-bedroom plus office offers private front entry, an exclusive yard, and parking. From the private entry, find a roomy, office-ready foyer with deep closet. The foyer is separated by French doors from the living room. With a row of three windows, the living room opens onto a formal dining room with built-in hutch. The practical eat-in kitchen with newer appliances offers ample cabinetry, a dining/prep counter, and pantry with laundry. Two good-size bedrooms, one large enough for a king-size bed. Enjoy exclusive use of the backyard with shade garden. The front garden features Japanese maple, hydrangea and roses. Assigned driveway parking space. Private basement storage. 2018 Weil Mc-Clain boiler. At the end of the block, enter Franklin Park's wooded trails. Blocks to the new Third Cliff Bakery, Brassica Kitchen and Dogwood Cafe. Half mile to Forest Hills T, Arnold Arboretum and bucolic Forest Hills Cemetery. Tenanted through June.

Property Information

Approx. Living Area: **1,049 Sq. Ft. (\$524.31/Sq. Ft.)** Approx. Acres: **0.11 (4,750 Sq. Ft.)** Garage Spaces: **0**
Living Area Includes: Heat Zones: **Hot Water Baseboard, Hot Water Radiators** Parking Spaces: **1 Off-Street, Assigned**
Living Area Source: **Public Record** Cool Zones: **None** Levels in Unit: **1**
Living Area Disclosures:

Disclosures: **Offers reviewed Mon., May 3 at 5pm; pls make any offer good thru Tues., May 4 at 5pm. Tenanted thru June. Taxes do not reflect res exemption. Inclusions: kitchen island, light fixture. Per state website, lead hazards found 1990; letter of compliance issued 1994; seller does not have that letter.**

Complex & Association Information

Complex Name: Units in Complex: **3** Complete: Units Owner Occupied: Source:
Association: **Yes** Fee: **\$200 Monthly**
Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X12	Flooring - Wood, French Doors
Dining Room:	1	12X12	Closet/Cabinets - Custom Built, Flooring - Wood
Kitchen:	1	13X12	Flooring - Wood, Pantry, Kitchen Island, Stainless Steel Appliances
Master Bedroom:	1	13X11	Closet, Flooring - Wood
Bedroom 2:	1	12X11	Closet, Flooring - Wood
Bath 1:	1	7X6	Bathroom - Tiled With Tub & Shower
Laundry:	1	6X4	Dryer Hookup - Gas, Washer Hookup
Foyer:	1	13X9	Closet, Flooring - Wood, French Doors

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Bike Path, Conservation Area, T-Station**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes**
Beach: **No**
Construction: **Frame**
Exterior: **Vinyl**
Exterior Features: **Porch, Garden Area**
Flooring: **Wood**
Insulation Features: **Blown In**
Pets Allowed: **Yes**
Roof Material: **Rubber**
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**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Facing Direction: **Northeast**
Laundry Features: **In Unit**
Lead Paint: **Yes, Certified Treated**
UFFI: Warranty Features:
Year Built/Converted: **1925**
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:11 P:02682 S:002**
Assessed: **\$475,400**
Tax: **\$5,263** Tax Year: **2020**
Book: **51999** Page: **23**
Cert: **00000090087**
Zoning Code: **RES**
Map: Block: Lot:

Office/Agent Information

Office: Unlimited Sotheby's International Realty (617) 522-2200
Agent: Good Boston Living Team (617) 971-7080
Team Member(s): Melony Swasey (617) 971-7080

your real estate expert



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Founder of the Good Boston Living team with Unlimited Sotheby's International Realty, Melony provides strategic, intimate advising to home sellers and buyers throughout Greater Boston. Since 2010, she's forged genuine, trusting relationships with clients, guiding them to intelligent, winning decisions.