



Unlimited | Sotheby's
INTERNATIONAL REALTY

64 FLETCHER STREET UNIT A - ROSLINDALE

OFFERED \$650,000

3 BED | 1.5 BATH | 1555 SQ.FT.

exclusively listed & marketed by



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PHILADELPHIA-STYLE CONDO WITH PERIOD DETAILS AND MODERN AMENITIES

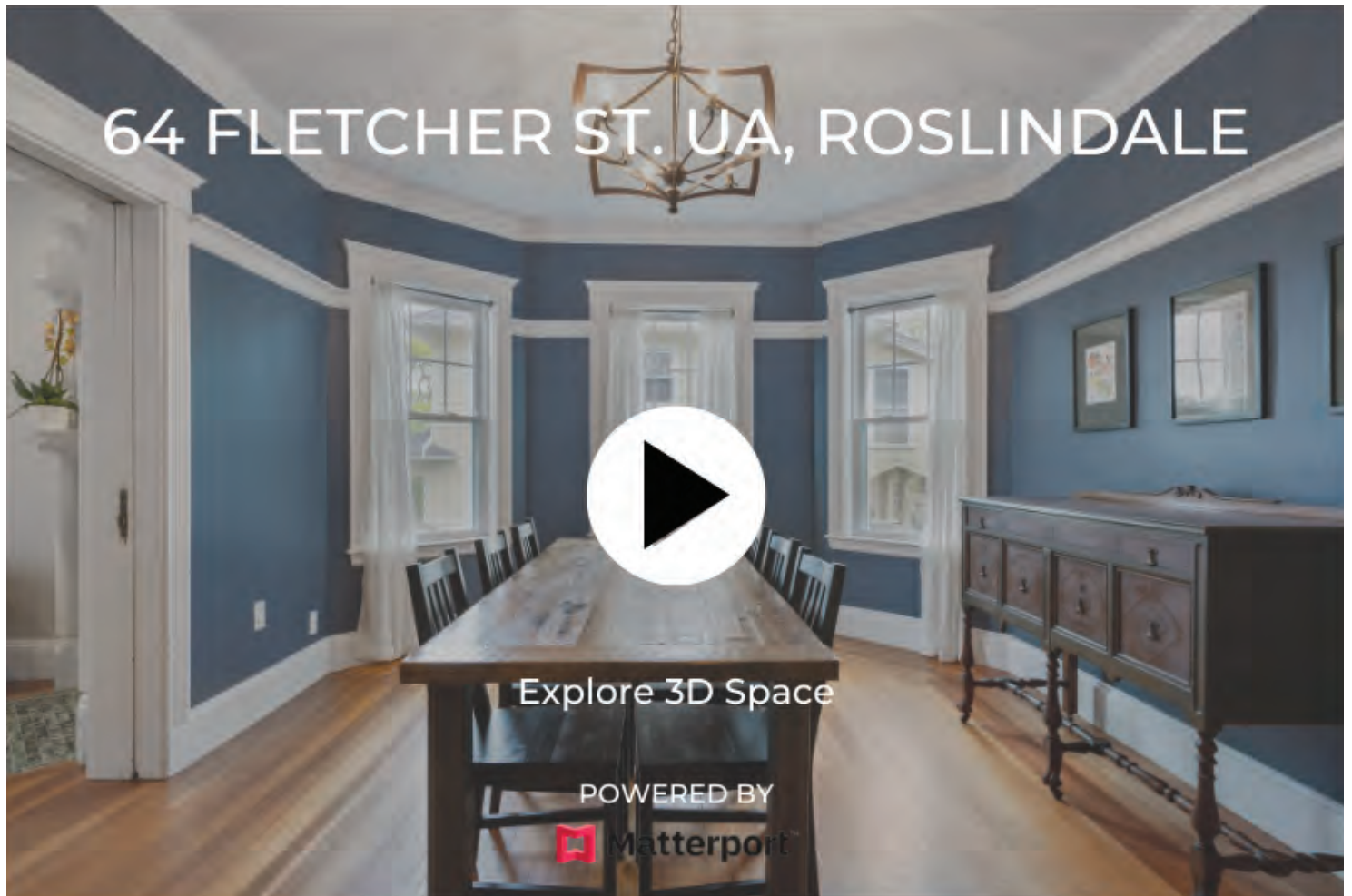
In this high first floor, be greeted by a 100 sq.ft. office-ready foyer. Decorative trim follows into the bow-front living room with ornamental mantle. Handsome pocket doors open into a gracious dining room with bay windows, tall leaded-glass hutch, and picture rails. The sleek granite kitchen offers an island and pantry. Off that, a half bath with laundry, and exclusive screened-in rear porch. This level features a large bedroom and a full bath with quartz dual vanity. Upstairs, two more bedrooms, one with stained glass.

- Central air
- 2014 renovation
- Exclusive screened-in back porch
- Expansive shared yard
- Basement storage

FLOOR PLAN



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

- 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 UNIT

- 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)



**MLS # 72829405 - New
Condo - Philadelphia, Duplex**

**64 Fletcher St - Unit A
Boston, MA: Roslindale, 02131-1918
Suffolk County**

List Price: **\$650,000**

Unit Placement: Total Rooms: **7**
 Unit Level: **1** Bedrooms: **3**
 Grade School: **BPS** Bathrooms: **1f 1h**
 Middle School: **BPS** Master Bath: **No**
 High School: **BPS** Fireplaces: **1**
 Outdoor Space Available: **Yes - Common**
 Handicap Access/Features:
 Directions: **From Roslindale Village / commuter rail, take Robert St. to Fletcher St.**

Remarks

Philadelphia-style bi-level 3 bedroom, 1.5 bath condo with period architecture and vast shared yard, blocks to Arnold Arboretum and Roslindale Village. In this high first floor, be greeted by a 100 sq ft office-ready foyer with windows onto the enclosed front porch. Decorative trim follows into the bow-front living room with ornamental mantle. Handsome pocket doors open into a gracious dining room with bay windows, tall leaded-glass hutch, and picture rails. The sleek granite kitchen offers an island and pantry. Off that, a half bath with laundry, and exclusive screened-in rear porch. This level features a large bedroom with deep closet, and a full bath with quartz dual vanity. Upstairs, find two more bedrooms, one with stained glass. 2014 renovation includes central air, built-in speakers, and ample closets. Shared yard wraps the rear and east side. Fallon Field and playground at block's end. Blocks to Roslindale Village and commuter rail. Half mile to Peters Hill in Arnold Arboretum.

Property Information

Approx. Living Area: **1,555 Sq. Ft. (\$418.01/Sq. Ft.)** Approx. Acres: **0.15 (6,600 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **1 Forced Air, Gas** Parking Spaces: **0 On Street Without Permit**
 Living Area Source: **Public Record** Cool Zones: **1 Central Air** Levels in Unit: **2**
 Living Area Disclosures:
 Disclosures: **Offers reviewed as of Mon., 5/17 at 5pm. Please make any offer good thru Tues., 5/18 at 5pm. Tax reflects City of Boston FY21 residential exemption. Pets limited to 1 per unit.**

Complex & Association Information

Complex Name: **The 64 Fletcher Street Condominium** Units in Complex: **2** Complete: Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$166 Monthly**
 Assoc. Fee Incls: **Water, Sewer, Master Insurance, Landscaping, Snow Removal**
 Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14X13	Flooring - Wood, Window(s) - Bay/Bow/Box, Pocket Door
Dining Room:	1	17X12	Closet/Cabinets - Custom Built, Flooring - Wood, Window(s) - Bay/Bow/Box
Kitchen:	1	16X12	Flooring - Wood, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Stainless Steel Appliances
Master Bedroom:	1	15X11	Closet, Flooring - Wood
Bedroom 2:	2		Closet, Flooring - Wood, Window(s) - Stained Glass
Bedroom 3:	2		Closet, Flooring - Wood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Dryer Hookup - Gas, Washer Hookup
Bath 2:	1	9X6	Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Double Vanity
Laundry:	1		Dryer Hookup - Gas, Washer Hookup
Foyer:	1	11X11	Flooring - Wood

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails**
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame, Stone/Concrete**
 Electric Features: **100 Amps**
 Exterior: **Aluminum, Vinyl**
 Exterior Features: **Porch - Enclosed, Porch - Screened, Fenced Yard, Garden Area**
 Hot Water: **Tankless**
 Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**
 Restrictions: **Smoking - In Common Areas**
 Roof Material: **Asphalt/Fiberglass Shingles**
 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**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Facing Direction: **Northeast**
 Laundry Features: **In Unit**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built/Converted: **1910**
 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:20 P:04756 S:002**
 Assessed: **\$542,400**
 Tax: **\$2,650** Tax Year: **2021**
 Book: **57614** Page: **319**
 Cert: **000000018185**
 Zoning Code: **RES**
 Map: Block: Lot:

Office/Agent Information

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Agent: Good Boston Living Team (617) 971-7080
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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.