

Unlimited

Sotheby's

INTERNATIONAL REALTY

Good Boston Living team at Unlimited Sotheby's Int'l Realty

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NOTES FROM THE SELLER

15 Leniston Street, Roslindale

THE NEIGHBORHOOD + NEARBY

- Blocks to **Fallon Field and Playground**
- Blocks to Mozart and Phineas Bates elementary schools
- Under a mile to **Roslindale Village shops and restaurants**, including Fornax Bakery, Sophia's Grotto, and Distraction Brewing
- **Award-winning Farmers Market** in Adams Park
- Under a mile to both **Roslindale Village and Bellevue Hill Commuter Rail stops**
- One mile to Peters Hill at **Arnold Arboretum**
- Bus service to **Forest Hills T** at Washington Street (routes 34 and 40)

ABOUT THIS HOME

- **Outdoor space:** deck overlooks fenced-in backyard with raised bed and storage shed
 - Mature plantings include rhododendron; rose, raspberry, and blueberry bushes; Japanese maple
 - 2019 fence
 - In-ground sprinkler system
- **Parking:** driveway parking for two cars (tandem)
- **Cooling:** 3 zones (1 on each level); central air
- **Systems:** 2017 hot water heater; 2007 furnace and condenser
- **Storage:** attic with pull-down ladder
- **Roof:** 2007
- **Exterior:** fiber cement siding
- **Energy efficiencies:** Nest thermostat; 2018 rooftop solar panels leased from Vivent Solar
- **Laundry:** off kitchen, side-by-side LG washer and gas dryer
- **Disclosures:** ice maker in the fridge doesn't work
- **Inclusions:**
 - Built-in shelves in living room
 - Projector in the lower level media room
 - Elfa closet storage systems throughout
- **Property tax:** \$5,089.90 net property tax reflects FY21 City of Boston residential exemption

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