

# Unlimited

# Sotheby's

INTERNATIONAL REALTY

**Melony Swasey**

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

goodbostonliving.com

---

## NOTES FROM THE SELLER

### 3280 Washington Street, Jamaica Plain

#### THE NEIGHBORHOOD + NEARBY

- Blocks to **Green Street T and Stony Brook T stations** (Orange Line)
- Blocks to **Franklin Park** with trails, zoo, golf course and summer concerts
- Blocks to **Southwest Corridor Park** with bike path to Back Bay
- At the corner of Cornwall St. and Brookside Ave, find **Flaherty Playground and Park**
- Nearby, enjoy **Evergreen Eatery, Third Cliff Bakery, and PikaloX**

#### ABOUT THIS UNIT

- **Outdoor space:** exclusive back porch + front garden area
  - Additional shared herb garden and beds
- **Parking:** two deeded, assigned spaces (#1 and #2) + three shared guest spaces
  - Parking spaces may be sold or rented to other condo association members only
  - Parking lot is accessed from Sylvia Street
- **Laundry:** washer and gas dryer in lower-level laundry room
- **Cooling:** central air
- **Fireplace:** gas fireplace with remote start; last serviced in 2020
- **Internet:** wired for Fios
- **Systems:** 2017 Rheem hot water tank; gas-fired furnace (age unknown)
- **Appliances:** 2015 dryer; 2011 stove, dishwasher, and washer; microwave vents to outside
- **Storage:** storage room and under-stair storage closet on the lower level
- **Exclusions:** freezer in storage area
- **Disclosures:**
  - Public record has it as two bedrooms. Master deed as two bedrooms + “guest room”
  - Broken window seals in upstairs back bedroom
- **Property tax:** \$2,488 net property tax reflects FY21 City of Boston residential exemption

**Condo association information continued -->**

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

## ABOUT THIS CONDO ASSOCIATION

- **Owner occupancy:** 6 out of 8 units are owner-occupied
- **Condo fee:** \$250. Includes water, sewer, master insurance, exterior maintenance, landscaping, and snow removal in parking lot
- **Reserves:** about \$31,000
- **Roof:** rubber; estimated 20 years old and receives annual maintenance
  - Heated gutter cables on the roof prevent ice dams
- **Pets:** permitted
- **Rentals:** permitted with 12-month minimum lease in writing
  - Maximum of 2 out of 8 units can be rented at a time
- **Recent improvements:**
  - Repaved driveway/parking area
  - Rebuilt back retaining wall