



Unlimited | Sotheby's  
INTERNATIONAL REALTY

# 3280 WASHINGTON STREET JAMAICA PLAIN

OFFERED \$685,000

3 BED | 2.5 BATH | 1730 SQ.FT.

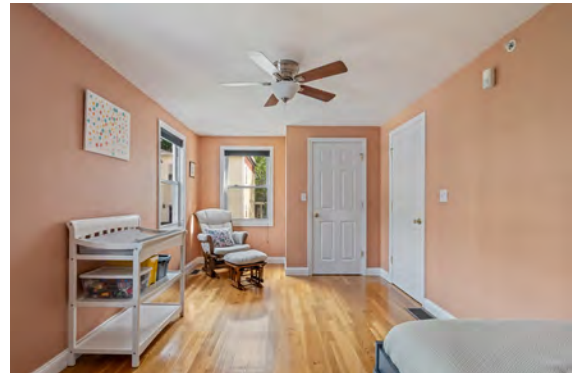
exclusively listed & marketed by



MELONY SWASEY  
REALTOR®

617.971.7080

team@goodbostonliving.com  
goodbostonliving.com



## THREE-LEVEL TOWNHOUSE WITH DECK, CENTRAL AIR, AND DEEDED PARKING

Offering 1,700 sq.ft. over three levels, this end unit's practical layout is your single-family alternative. The large living room with gas fireplace features sound-dampening bay windows. With glass doors onto a private deck, the open eat-in kitchen brings light through. Upstairs offers two unusually large bedrooms, and the finished lower level provides another bedroom and bath, plus laundry room and storage. Blocks to Southwest Corridor, Franklin Park trails, Third Cliff Bakery, and Eggleston Square.



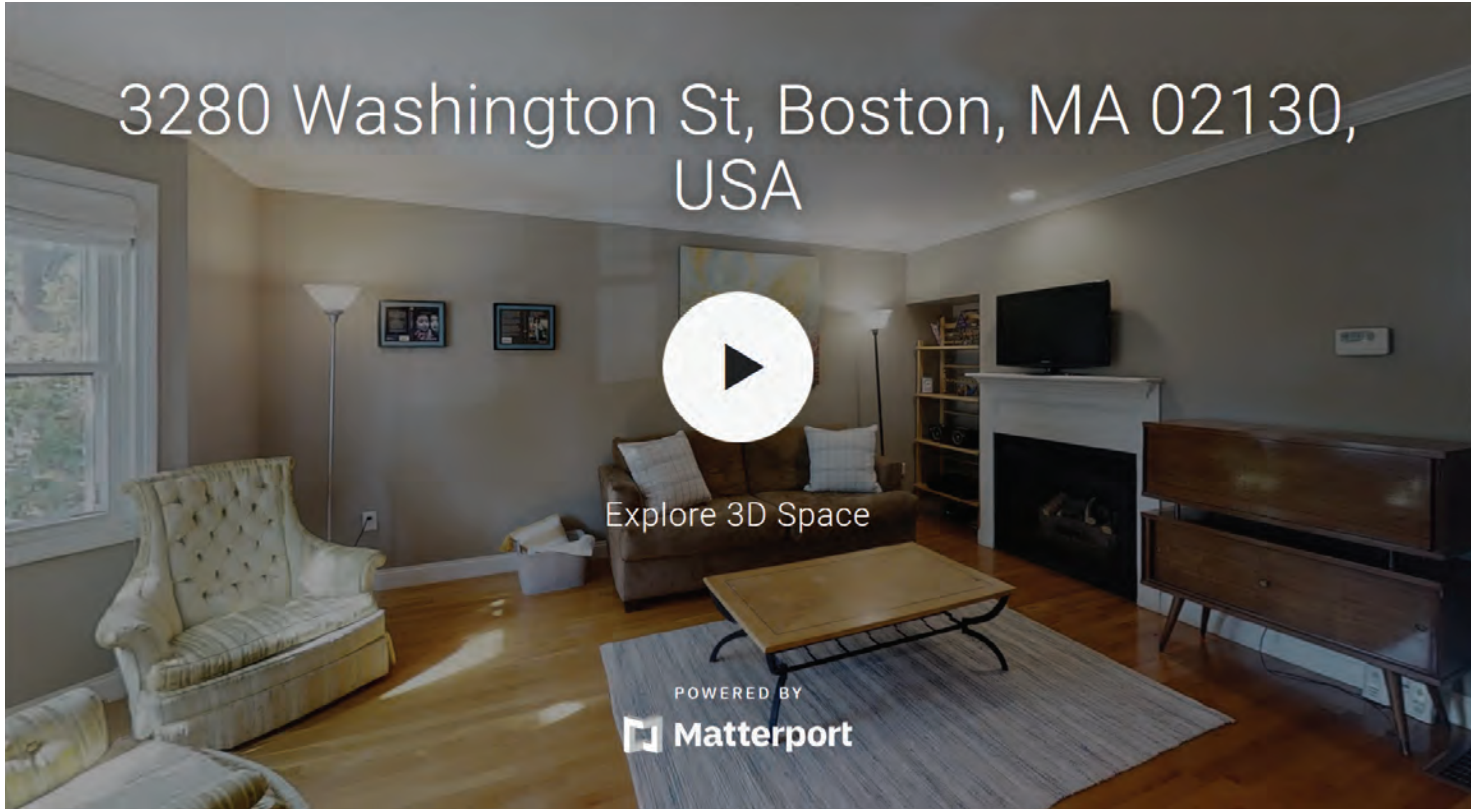
- 1999 build
- Central air
- Wired for Fios
- Two deeded parking spaces
- Blocks to Green Street T

# FLOOR PLAN



Used for representation purposes only, dimensions are estimates.

# 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

- 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

## 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



MLS # 72850194 - New

Condo - Townhouse

3280 Washington Street - Unit 3280  
Boston, MA: Jamaica Plain, 02130-2635  
Suffolk County

List Price: \$685,000

Unit Placement: **Street, End**  
Unit Level: **1**  
Grade School: **BPS**  
Middle School: **BPS**  
High School: **BPS**

Total Rooms: **5**  
Bedrooms: **3**  
Bathrooms: **2f 1h**  
Master Bath: **No**  
Fireplaces: **1**

Outdoor Space Available: **Yes - Private**  
Handicap Access/Features:

Directions: **From Green Street T, right on Green Street, left on Washington Street**

Remarks

In Jamaica Plain's Parkside, a 3-bed, 2.5-bath townhome with two-car exclusive parking, near Green Street T. Offering 1,700 sq ft over three generous living levels, this end unit's practical layout is your single-family alternative. The large living room with gas fireplace features sound-dampening bay windows. With glass doors onto a private deck, the open eat-in kitchen brings light through. Upstairs offers two unusually large bedrooms: the 225 sq ft primary with bay windows showcases the sunset; the 180 sq ft second bedroom offers sunrise. Common bath w/ jetted tub and linen closet. Finished lower level provides another bedroom and full bath—excellent for guests or home office—plus laundry room and deep storage. 1999 build with central air. Wired for Fios. \$30K in association. Two deeded parking plus guest spaces. Within half mile of Green Street and Stony Brook T stations. Short blocks to Southwest Corridor bike path, Franklin Park trails, Third Cliff Bakery, and Egleston Square.

Property Information

Approx. Living Area: **1,730 Sq. Ft. (\$395.95/Sq. Ft.)**

Approx. Acres: **0.04 (1,730 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes: **Finished Basement**

Heat Zones: **1 Forced Air**

Parking Spaces: **2 Off-Street, Assigned, Deeded**

Living Area Source: **Master Deed**

Cool Zones: **1 Central Air**

Levels in Unit: **3**

Living Area Disclosures:

Disclosures: **Tax reflects FY21 Boston residential exemption. Per master deed, unit is a two-bedroom plus guest room. Parking lot accessed from Sylvia St. Offer review: Mon., June 21 at 4pm. Please make any offer good thru Tues., June 22 at 4pm. Seller prefers to close by July 26, with use/occupancy thru Aug. 5.**

Complex & Association Information

Complex Name:

Units in Complex: **8 Complete:**

Units Owner Occupied: **Source:**

Association: **Yes Fee: \$250 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	17X11	Fireplace, Flooring - Wood, Window(s) - Bay/Bow/Box
Dining Room:	1	8X7	Ceiling Fan(s), Flooring - Wood, Deck - Exterior, Slider
Kitchen:	1	11X11	Flooring - Wood, Pantry, Stainless Steel Appliances, Gas Stove
Master Bedroom:	2	16X16	Ceiling Fan(s), Closet, Flooring - Wood, Window(s) - Bay/Bow/Box
Bedroom 2:	2	18X10	Ceiling Fan(s), Closet, Flooring - Wood
Bedroom 3:	B	13X10	Closet, Flooring - Stone/Ceramic Tile
Bath 1:	1	4X4	Bathroom - Half, Flooring - Wood
Bath 2:	2	11X5	Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	B	10X5	Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	B	18X9	Dryer Hookup - Gas, Walk-in Storage, Washer Hookup

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Bike Path, T-Station**  
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Basement: **Yes Finished**  
Beach: **No**  
Construction: **Frame**  
Electric Features: **100 Amps**  
Exterior: **Clapboard, Vinyl**  
Exterior Features: **Deck, Garden Area**  
Hot Water: **Natural Gas, Tank**  
Insulation Features: **Full**  
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: **Basement freezer**  
Facing Direction: **West**  
Laundry Features: **In Unit**  
Lead Paint: **None**  
UFFI: **Warranty Features:**  
Year Built/Converted: **1999**  
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:02300 S:012**  
Assessed: **\$527,400**  
Tax: **\$2,488** Tax Year: **2021**  
Book: **53918** Page: **328**  
Cert: **00000000460**  
Zoning Code: **RES**  
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**  
Facilitator: **1**  
Compensation Based On: **Net Sale Price**

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*



MELONY SWASEY, REALTOR®

617.971.7080

team@goodbostonliving.com

goodbostonliving.com

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.