

Unlimited

Sotheby's

INTERNATIONAL REALTY

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NOTES FROM THE SELLER

10 Williams Street #33, Roxbury

THE NEIGHBORHOOD + NEARBY

- Next door to beloved **Haley House Bakery & Cafe**
- Across the street from **Tropical Foods supermarket**
- Blocks to **Nubian Station**, serving 14 bus routes and 2 Silver Line rapid transit routes
- Under a mile to **Mass Ave T Station** and **Boston Medical Center**
- Quick access to **Route 93 and Mass Pike**
- Located in **Nubian Square, Roxbury's commercial, arts and culture center**, including Black Market, Frugal Bookstore, the Roxbury Branch of the Boston Public Library, and restaurants from Southern soul food to West African and Ethiopian
- Neighboring Boston's **South End restaurants and shops**

ABOUT THIS UNIT

- **Parking:** one exclusive, assigned space (#3) in gated parking lot
 - Parking spaces may be rented or leased
- **Outdoor spaces:** common roof deck; shared garden area with vegetable beds, picnic table and grill
- **Laundry:** in-unit washer and dryer
- **Cooling:** central air
- **Systems:** ~2018 heating and cooling system; 2014 hot water tank
- **Storage:** exclusive basement storage area
- **Inclusions:** dining room light fixture
- **Disclosures:**
 - Per master deed and site plan, unit is a two bedroom
- **Property tax:** \$2,723 net property tax reflects FY21 City of Boston residential exemption

Condo association details continued on the back -->

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

ABOUT THIS CONDO ASSOCIATION

- **Commercial units:** 3
- **Owner occupancy:** 15 out of 29 residential units are owner-occupied
- **Condo fee:**
 - \$692/month includes water, sewer, master insurance, exterior maintenance, landscaping, and snow removal in common areas
 - Separately, the 13 parking space owners divide cost of snow removal in parking lot (in previous years, totaled about \$100/person)
- **Budget (see attached in MLS):**
 - Reserves: about \$28,000
 - Cash on hand in operations: about \$40,000
- **Roof:** 2018
- **Pets:** permitted, with the following exception:
 - “No dangerous breed of dog shall be kept in any Unit or be permitted in the common areas of the building. Dangerous breeds include Rottweiler, Doberman Pinchers, German Shepards, Chows, Pit Bulls (aka American Stafford Shires), Akita, Beaceron, American Cattle Dog, Cane Corso, Catahoula Leopard Dog, Chinese Shar Pei, Doug De Boreaux, Jindo Dog, English Mastiff, Neapolitan Mastiff, Rhodesian Ridgeback, Shar Pei, Tosu Inu, Wolf, Wolf Hybrid, and any breeds that are overly aggressive or a mix of these.”
- **Rentals:** permitted with 6-month minimum lease
 - Short-term rentals prohibited
- **Smoking:** prohibited within units, building, and indoor and outdoor exclusive and common areas
- **Recent improvements:**
 - 2018: roof replaced and roof deck rebuilt
- **Upcoming improvements:**
 - 2021: replace intercom and doorbell system (to be paid out of reserves)