

Unlimited

Sotheby's

INTERNATIONAL REALTY

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NOTES FROM THE SELLER

91 Bynner Street #8, Jamaica Plain

THE NEIGHBORHOOD + NEARBY

- One block to **Emerald Necklace parks** with trails and bike paths
- Less than a mile to **Jamaica Pond**
- Blocks to **Whole Foods Market**
- Blocks to Centre St. **restaurants** from Blue Nile to Tres Gatos
- Public transportation:
 - Out the front door, **39 Bus to Longwood** Medical Area
 - Blocks to **Heath Street Green Line T**

ABOUT THIS UNIT

- **Outdoor space:** exclusive balcony off the living room
- **Laundry:** common, in building
- **Bike storage:** common, in building
- **Systems:** common gas-fired heating system (~11 years old)
- **Storage:** exclusive basement storage
- **Parking:** ample on-street permit parking
- **Inclusions:** custom shelving throughout, including built-in projector screen
- **Exclusions:** water filter attachment under kitchen sink
- **Property tax:** \$961 net property tax reflects estimated 2021 Boston residential exemption

ABOUT THIS CONDO ASSOCIATION

- **Owner occupancy:** 7 out of 11 units are owner-occupied
- **Condo fee:** \$272
 - Includes: heat and hot water, water and sewer, laundry, landscaping, snow removal, master insurance, maintenance
- **Reserves:** about \$7,500
- **Roof:** rubber; installed 1998, last serviced 2020
- **Pets:** 1 cat or 1 dog, not to exceed 25 lbs.
- **Rentals:** permitted with 6-month minimum lease in writing
- **Recent association improvements:** 2021 exterior repointing project (seller to fully pay off unit 8's portion prior to closing)

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