

Unlimited

Sotheby's

INTERNATIONAL REALTY

Melony Swasey

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

SELLER NOTES

64 Williams Street #3, Jamaica Plain

THE NEIGHBORHOOD + NEARBY

- Around the corner from **Minton Stable Community Garden**
- At the end of the block, **Franklin Park** trails, zoo, golf course and summer concerts
- One block to **Southwest Corridor Park** with bike path to Back Bay
- Blocks to **Third Cliff Bakery, Brassica Kitchen and Dogwood Cafe**
- Half mile to either **Green Street or Forest Hills T Station** (Orange Line)

ABOUT THIS UNIT

- **Parking:** one exclusive, assigned off-street space
- **Outdoor spaces:** exclusive third floor porch; shared front and backyard
 - Unit 3 also has exclusive roof rights
- **Laundry:** shared, in basement
- **Appliances:** 2020 kitchen appliances
- **Systems:** oil-fired boiler (age unknown, serviced annually); hot water tank (2016)
- **Storage:** exclusive basement storage area
- **Exclusions:** light fixture in second bedroom
- **Property tax:** \$1,214 estimated net property tax reflects FY22 residential exemption

ABOUT THIS CONDO ASSOCIATION

- **Owner occupancy:** 2 out of 3 units are owner-occupied
- **Condo fee:** \$225
 - Includes water, sewer, master insurance
- **Reserves:** \$7,700
- **Roof:** rubber, age unknown
- **Pets:** permitted
- **Rentals:** permitted with 30-day minimum lease
- **Recent improvements:** re-graveled driveway

Offer guidelines:

- Subject to seller's purchase closing by Nov. 30. Seller prefers mid-December move-out.

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