

Unlimited

Sotheby's

INTERNATIONAL REALTY

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NOTES FROM THE SELLER 6 Atherton Ave. 2R, Roslindale

THE NEIGHBORHOOD + NEARBY

- Just one block to **Roslindale Village shops and restaurants**
- **Award-winning Farmers Market** in Adams Park
- Blocks to **Roslindale Village Commuter Rail**
- Bus service to **Forest Hills T** at Washington St. (routes 34, 35, 36, 37, 50, 51)
- Blocks to recently-renovated **Fallon Field and Playground**
- Less than one mile to Peters Hill at **Arnold Arboretum**

ABOUT THIS UNIT

- **Parking:** three exclusive off-street parking spaces (spaces 1, 2, 7; see site plan)
- **Laundry:** in-unit washer and dryer
- **Systems:** gas-fired boiler (~4 years old); hot water tank (~3 years old)
- **Storage:** exclusive basement storage area
- **Outdoor space:** shared patio and backyard with gardens
- **Energy efficiencies:** blown-in insulation
- **Exclusions:** wooden spice racks and shelf in kitchen; TV mount in living room
- **Disclosures:**
 - One window in kitchen won't stay open
 - Atherton Ave. is private way (see below for associated expenses)
- **Property tax:** \$616 net property tax reflects estimated 2022 Boston residential exemption

ABOUT THIS CONDO ASSOCIATION

- **Owner occupancy:** 3 out of 4 units are owner-occupied
- **Condo fee:** \$231.40
 - Includes water, sewer, common electric, and master insurance
 - Unit owners pay via special assessment to plow the parking lot and street
 - 2020/2021 = \$1,200; divided per unit ownership percentage (Unit 2R = \$288)
- **Reserves:** about \$13,300
- **Roof:** estimated 8–10 years left
- **Pets:** 1 small or medium size dog or 1 cat or other household pet permitted
- **Rentals:** permitted with 12-month minimum lease in writing
- **Recent improvements:**
 - Hard-wired smoke detectors (2018)
 - Annual gutter maintenance (2021)

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