

Unlimited

Sotheby's

INTERNATIONAL REALTY

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NOTES FROM THE SELLER 29 Whipple Ave #2L, Roslindale

THE NEIGHBORHOOD + NEARBY

- Blocks to **Roslindale Village shops and restaurants**
- **Award-winning Farmers Market** in Adams Park
- Bus service to **Forest Hills T** at Washington Street (up to 10 different bus routes)
- Half mile to **Healy Field and Playground** and **Flaherty Pool**
- Blocks to **Arnold Arboretum** at South Street

ABOUT THIS UNIT

- **Parking:** one exclusive, assigned off-street space (#2)
- **Laundry:** in-unit washer and dryer
- **Appliances:** Bosch dishwasher (2021); InSinkerator disposal (2021); Samsung stove (2020); LG refrigerator (2016); microwave
- **Systems:** gas-fired boiler (estimated 2004); hot water tank (estimated 2015/2016)
- **Storage:** exclusive basement storage area
- **Outdoor space:** shared front and back porches
- **Inclusions:** kitchen cart/island; 2 window AC units; granite countertop from peninsula removal; living room shelving; closet organization systems
- **Disclosures:** Whipple Ave is a private way:
 - Repaved in 2019 by Barletta Construction, which owns the lot at the end of the street
 - City of Boston typically plows the street (Barletta will also plow as-needed)
 - City of Boston maintains sidewalks
- **Property tax:** \$329 net property tax reflects FY 2022 Boston residential exemption

ABOUT THIS CONDO ASSOCIATION

- **Owner occupancy:** 6 out of 6 units are owner-occupied
- **Condo fee:** \$200
 - Includes water, sewer, and master insurance, as well as compensation for unit 2R for managing common area cleaning and trash/recycling
- **Reserves:** about \$8,000
- **Roof:** estimated 2004
- **Pets:** permitted
- **Rentals:** permitted with 2-month minimum lease in writing
- **Recent improvements:**
 - 2020: exterior repainted (\$19,000)

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