

Unlimited

Sotheby's

INTERNATIONAL REALTY

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NOTES FROM THE SELLER

10 Crandall Street, Roslindale

THE NEIGHBORHOOD + NEARBY

"We absolutely love our neighbors—this block in particular is diverse and full of friendly, welcoming people in various stages of life (both lifelong residents and young families new to the area). Neighbors went out of their way to welcome us before we even moved in, and have backyard movie nights, cookouts, and drinks on the front porch with each other."

- A few blocks to **Roslindale Village shops and restaurants**
- **Award-winning Farmers Market** in Adams Park
- Half mile to **Roslindale Village Commuter Rail**
- Bus service to **Forest Hills T** at Washington St. (Routes 34, 36, 37, 40, 51)
- Within a mile of two playgrounds: **Fallon Field** and **Healy Field**
- One mile to Peters Hill at **Arnold Arboretum**

ABOUT THIS HOME

"One of our favorite things is that it often feels like we're in a treehouse. In the summer, the gray bark of the linden and tree leaves fill the view out back. In the winter, you can see through the Boston skyline."

- **Parking:** on-street (no permit required)
- **Outdoor space:** fenced-in backyard with new gravel patio; professionally landscaped front garden
- **Roof:** architectural asphalt shingles (2019)
- **Laundry:** Samsung washer and gas dryer in basement (2019)
- **Appliances:** Frigidaire kitchen appliance suite (2018)
- **Systems:** Navien tankless on-demand gas-fired hot water heater (2021); oil-fired boiler (age unknown)
- **Energy efficiencies:** Nest thermostat; blown-in insulation (cellulose; 2019)
- **Disclosures:**
 - On the left side of the exterior, a portion of the vinyl siding is warped; according to a contractor, likely due to sunlight reflecting off neighbor's windows. Buyer to do own due diligence.
 - Sellers explored options for potential attic expansion, including a dormer for an additional bedroom and bathroom on the third floor. Sellers received zoning approval for the plans they were considering. Permit was closed prior to listing. Buyer to do own due diligence.
- **Exclusions:** refrigerator, kitchen cart, entryway coat hooks, an azalea shrub, dining room light fixture, backyard playhouse
 - **Property tax:** \$3,477 net property tax reflects estimated 2022 Boston residential exemption

See reverse side for recent improvements →

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

RECENT IMPROVEMENTS

- 2019 renovation included:
 - Updated electrical
 - Updated plumbing
 - Updated kitchen
 - Updated bathrooms
 - New vinyl windows
 - Blown-in cellulose insulation + rigid insulation around finished portion of attic
 - New roof: architectural asphalt shingles
 - New vinyl siding
 - New front porch railings and decking
 - New LED lights throughout
- 2019-2020
 - Landscaping: including gravel backyard patio and shrubs and perennials in backyard and front garden (~\$15,000)
 - Replaced light fixtures and added dimmers (~\$3,000)
- 2021
 - Installed 6' cedar fence and gates (~\$7,500)