

Unlimited

Sotheby's

INTERNATIONAL REALTY

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NOTES FROM THE SELLER

17 Hilburn Street, Roslindale

THE NEIGHBORHOOD + NEARBY

- Half mile to **Roslindale Village shops and restaurants**
- **Award-winning Farmers Market** in Adams Park
- Under a mile to **Roslindale Village Commuter Rail**
- Bus service to **Forest Hills T Station** at Hyde Park Ave and Cummins Hwy
- One mile to Peters Hill at **Arnold Arboretum**

ABOUT THIS HOME

- **Outdoor space:** 9,800 sq ft lot; front yard; deep backyard with storage shed; enclosed porch and deck off the kitchen
- **Parking:** off-street driveway parking for ~3 cars; tandem
- **Systems:** oil-fired boiler (age unknown)
- **Roof:** architectural asphalt shingles with ridge vent and chimney cap (age unknown)
- **Property tax:** \$3,189 net property tax reflects FY22 City of Boston residential exemption

DISCLOSURES

- This is an estate sale, subject to license to sell
- Age of roof and systems unknown

OFFER GUIDELINES

- **Offers reviewed: Tues., March 15 at 2 pm**
 - Please make any offer **good through Wed., March 16 at 2 pm**
 - Preferred closing **timeline: up to 90 days**

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