

# Unlimited

# Sotheby's

INTERNATIONAL REALTY

## Melony Swasey

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## NOTES FROM THE SELLER 273 Beech Street #2, Roslindale

### THE NEIGHBORHOOD + NEARBY

- Under a mile to **Roslindale Village shops, restaurants, and award-winning farmers market** in Adams Park
- Under a mile to both **Roslindale Village and Bellevue Hill Commuter Rail stops**
- One mile to Peters Hill at **Arnold Arboretum**
- Bus service to **Forest Hills T** at Washington Street (routes 34 and 40)

### ABOUT THIS UNIT

- **Parking:** two assigned off-street parking spaces (see site plan)
- **Laundry:** exclusive; in basement
- **Systems:** gas-fired heating and hot water system (5 years old)
- **Appliances:** kitchen appliances (8 years old); washer (3.5 years old)/dryer (age unknown)
- **Storage:** exclusive basement storage area
- **Outdoor space:** exclusive front deck; shared front yard with gardens
- **Property tax:** \$1,065 net property tax reflects FY 2022 Boston residential exemption

### ABOUT THIS CONDO ASSOCIATION

- **Owner occupancy:** 2 out of 2 units are owner-occupied
- **Condo fee:** \$210
  - Includes water, sewer, common electric, and master insurance
- **Reserves:** \$5,117.42 (as of Feb. 15, 2022)
- **Roof:** rubber section above sunroom: ~1 year; shingle portion: age unknown
- **Pets:** up to two “typical domestic household pets, i.e., dog, cat, bird, or one appropriately sized, reasonable fish tank” permitted per unit, unless otherwise approved in writing by the Trustees
- **Rentals:** permitted with prior written approval from the Trustees