

# Unlimited

# Sotheby's

INTERNATIONAL REALTY

**Melony Swasey**

673 Centre Street, Jamaica Plain 02130 | melony.swasey@unlimitedsir.com | cell: 617-971-7080  
goodbostonliving.com

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## NOTES FROM THE SELLER

### 39-41 Bishop Joe L Smith Way #1, Dorchester

#### THE NEIGHBORHOOD + NEARBY

- Blocks to **Stop & Shop at Grove Hall**
- Blocks to **bus service to downtown** at Washington Street (route 23)
- Blocks to **Four Corners/Geneva commuter rail**
- Half mile to **Franklin Park** trails, zoo, golf course and summer concerts
- Around the corner from a branch of **Boston Public Library**
- Quick access to **South Bay mall** and **Rte 93**

#### ABOUT THIS UNIT

- **Parking:** on-street, no permit required
- **Laundry:** shared coin-op in building (2016)
- **Appliances:** Samsung appliance suite (2016)
- **Systems:** heating system (estimated 2017); hot water tank (2016)
- **Storage:** exclusive basement storage area
- **Outdoor space:** exclusive side and back yard includes patio and 9'x12' deck
- **Property tax:** \$347.29 net property tax reflects FY 2022 Boston residential exemption

#### ABOUT THIS CONDO ASSOCIATION

- **Owner occupancy:** 10 out of 12 units are owner-occupied
- **Condo fee:** \$296.69
  - Includes hot water, water, sewer, security system, property management, and master insurance
- **Property management:** Longwood Properties
- **Reserves:** about \$13,000 (as of March 2022)
- **Roof:** rubber, estimated 2017
- **Pets:** permitted
- **Rentals:** permitted
  - AirBNB prohibited