

# Unlimited

# Sotheby's

INTERNATIONAL REALTY

## Melony Swasey

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## NOTES FROM THE SELLER

### 19 Adelaide Street #1, Jamaica Plain

*"The location is great! We love how it's a neighborhood with trees but not too far from downtown. We're only a block off Centre St, but it feels secluded. The big yard feels like a private park. When it's warm, we get to enjoy sitting on the private deck surrounded by trees."*

## THE NEIGHBORHOOD + NEARBY

- Blocks to **Southwest Corridor Park** and bike path to Back Bay
- Blocks to **Stony Brook T station**
- Blocks to **Whole Foods, Tres Gatos** and "**Little**" **City Feed**
- Half mile to **Jamaica Pond boathouse**
- Quick access to **Longwood Medical Area** (via 39 bus route at Centre St.)

## ABOUT THIS UNIT

- **Parking:** one off-street parking space
  - Per site plan, unit is assigned space 1; currently using space 2 per agreement with unit 2
- **Outdoor space:** exclusive rear deck; shared backyard
- **Laundry:** in-unit LG washer and dryer (2017)
- **Systems:** oil-fired boiler (age unknown; serviced annually); hot water tank (2022)
- **Appliances:** 2018 appliance suite (Samsung, LG, Bosch)
- **Storage:** exclusive basement storage area
- **Inclusions:** 2 IKEA wardrobes in den/office
- **Property tax:** \$1,925.69 net property tax reflects 2022 City of Boston residential exemption

## RECENT UNIT IMPROVEMENTS

- 2018:
  - Kitchen renovated
  - Hunter Douglas wood blinds added to all windows and louvered shutter sliding door installed from back bedroom onto the deck
  - Insulation added to back bedroom
  - Ceiling redone and recessed lights added to back bedroom
  - Floors refinished
  - Shelving and cabinetry added to laundry area
- 2021:
  - Bathroom renovated to the studs
  - Recessed lights installed in office/den

—> **See reverse for condo association details**

*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.*

## ABOUT THIS CONDO ASSOCIATION

- **Condo fee:** \$285
  - Includes: professional property management, snow removal, landscaping, exterior maintenance, master insurance, water, sewer
- **Owner-occupancy:** 8 out of 12 units
- **Property manager:** Real Property Management Boston (based locally in Jamaica Plain)
- **Reserves:** approximately \$14,817 (as of Dec. 31, 2021)
- **Roof:** two rubber roofs; each about 20 yrs
- **Rentals:** permitted with lease in writing, minimum 6 months
- **Pets:** one cat or dog permitted per unit, not to exceed 25 lbs, except by trustee approval

## RECENT ASSOCIATION IMPROVEMENTS

- 2021
  - Cleaned, repaired, re-stained front decks
- 2019
  - Rebuilt front retaining wall and stairs
  - Repaved driveway
  - Pruned trees
- 2017–2018
  - Painted walls and refinished floors in common stairwells
  - Repaired and stained decks