

Unlimited

Sotheby's

INTERNATIONAL REALTY

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NOTES FROM THE SELLER

79 Poplar Street #9, Roslindale

THE NEIGHBORHOOD + NEARBY

- Located in the heart of **Roslindale Village**, enjoy many shops and restaurants
- **Award-winning Farmers Market** in Adams Park
- Blocks to **Roslindale Village Commuter Rail**
- Bus service to **Forest Hills T** at Washington St. (routes 34, 35, 36, 37, 50, 51)
- Across the street from newly renovated branch of **Boston Public Library**
- Half mile to Peters Hill in **Arnold Arboretum**

ABOUT THIS UNIT

- **Parking:** for rent; there's currently a waiting list for an association parking space (\$50/month)
- **Laundry:** coin-op washer and dryer in building
- **Systems:** electric baseboard heat; in-wall AC unit; hot water heater (~1 year old)
- **Appliances:** 2020 stove; 2021 dishwasher; 2014 fridge
- **Storage:** in unit, no additional storage on site
- **Outdoor space:** exclusive balcony
- **Property tax:** \$3,515 for FY2022 (Boston's residential property tax exemption not currently applied)

ABOUT THIS CONDO ASSOCIATION

- **Association includes:** 79 Poplar St. and 8 Kittredge St.
- **Non-warrantable:** buyer will need non-conventional financing or cash
- **Owner-occupancy / investor ownership:** 22 of 32 units investor-owned; one investor owns 7 units
- **Condo fee:** \$341.70
 - Includes hot water, water, sewer, common electric, landscaping, snow removal, exterior and common interior maintenance, trash removal, professional management, and master insurance
 - Fee projected to increase in 2023 (first increase in about 10 years); amount TBD
- **Reserves:** about \$30,000 as of August 2022
- **Roof:** 2017, maintained annually
- **Pets:** permitted with prior approval from association trustees
- **Recent improvements:**
 - At 79 Poplar St.: steel lintels replaced and brick work repaired on the front and right exterior. Paid for from association reserves (\$160,000) and by assessment (\$30,000; this unit's portion was \$2,440.50)
- **Upcoming improvements:** timeline TBD, sometime in next few years
 - At 79 Poplar St.: repoint remaining two sides of the exterior; timeline TBD
 - At both 8 Kittredge St. and 79 Poplar St.: replace all decks; timeline TBD

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