

# Unlimited

# Sotheby's

INTERNATIONAL REALTY

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## NOTES FROM THE SELLER

### 5 Beryl Street, Roslindale

#### THE NEIGHBORHOOD + NEARBY

- Centrally located between the **shops and restaurants in Roslindale Village and West Roxbury Centre**
- Half mile to **Fallon Field and Playground**
- Under a mile to **award-winning Farmers Market** in Adams Park
- One mile to **Peters Hill in Arnold Arboretum**
- Public transportation:
  - Half mile to **Bellevue Commuter Rail** (grab breakfast at Exodus Bagels!)
  - Buses to **Forest Hills T Station** at Washington St. (Rt. 34, 40) and Belgrade Ave (Rt. 35, 36, 37)

#### ABOUT THIS HOME

- **Outdoor space:** 5,000+ sq ft corner lot includes a fenced-in backyard; in the backyard, a gentle slope connects two flat areas and features mature lilac and mulberry trees; off the dining room, sliders to a back deck
- **Parking:** one off-street driveway parking space
- **Systems:** gas-fired 2004 furnace, serviced 2022; 2010 air conditioning condenser
- **Roof:** age unknown
- **Property tax:** \$3,083.72 net property tax reflects FY23 City of Boston residential exemption

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