

# Unlimited

# Sotheby's

INTERNATIONAL REALTY

## Melony Swasey

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## NOTES FROM THE SELLER

### 60 Forest Street, Roxbury

#### THE NEIGHBORHOOD + NEARBY

- Nearby: Madhouse Cafe, Bully Boy Distillery, Merengue Dominican restaurant, Doña Habana Cuban restaurant and 1 More Rep Athletics
- Blocks to Nubian Square, with bus depot, library, shops, and restaurants, including Dudley Cafe, Frugal Bookstore, and, opening in 2023, Nubian Markets and Jazz Urbane Cafe
- One mile to grocery, mall and AMC theater at South Bay Center
- Quick access to Logan Airport via I-90
- Public transportation:
  - Blocks to Nubian Station, with 14 bus routes plus Silver Line (SL4, SL 5)
  - At the corner, bus routes 15, 41, 45

#### ABOUT THIS HOME

- **Outdoor space:** deck off the kitchen overlooks a fenced-in yard with patio
- **Parking:** on-street parking with resident permit
- **Cooling:** 4 mini splits (2014)
- **Systems:** gas-fired boiler (age unknown); hot water tank (~2015)
- **Electric:** 200 amps
- **Roof:** main roof, asphalt shingles (2015); rubber roof (2016)
- **Property tax:** \$2,915.52 net property tax reflects FY23 City of Boston residential exemption
- **Disclosures:**
  - Door to the dining room mini split does not open fully

#### OFFER GUIDELINES

- Seller prefers a quick close with a use and occupancy agreement until the end of April

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