

Unlimited

Sotheby's

INTERNATIONAL REALTY

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NOTES FROM THE SELLER

48 Robinwood Ave #12, Jamaica Plain

THE NEIGHBORHOOD + NEARBY

- Central Jamaica Plain, around the corner from **shops, restaurants** and **Whole Foods Market**
- Blocks to **Jamaica Pond**
- Half mile to **Southwest Corridor Park** with bike path to Back Bay
- Half mile to **Stony Brook T station**
- Quick access to **Longwood Medical Area** (via 39 bus route at Centre St.)

ABOUT THIS UNIT

- **Parking:** on-street with resident permit
- **Outdoor space:** shared fenced yard and patio
- **Laundry:** shared coin-op laundry in basement
- **Systems:** common gas-fired heating (2014) and hot water (2017 and 2021)
- **Appliances:** dishwasher (Bosch, 2021); disposal (2021/2022); stove (Frigidaire, 2018); fridge
- **Storage:** in basement, exclusive storage area and shared bike storage
- **Property tax:** \$383.20 net property tax reflects 2023 City of Boston residential exemption

ABOUT THIS CONDO ASSOCIATION

- **Condo fee:** \$311.85
 - Includes: heat and hot water, water, sewer, common area electric, master insurance
- **Owner-occupancy:** 8 out of 14 units
- **Investor ownership:** 1 owner owns 2 out of 14 units
- **Reserves:** approximately \$ 20,000
- **Roof:** gravel and tar roof (2022)
- **Noise:** musical instruments and/or loud music or television prohibited between 11 pm and 9 am; vocal and instrumental practice limited to two hours/day and prohibited between the hours of 6 pm and 9 am; vocal and instrumental instruction prohibited
- **See agent regarding proposed amendments to the rules and regulations**, including but not limited to below. Per association president, proposed amendments are being communicated to all new owners/tenants. To be voted on in April 2023.
 - **Rentals:** permitted with minimum 6-month lease
 - **Pets:** 2 domestic pets per unit; pets over 35 lbs require prior trustee approval. No exotic pets.
 - **Smoking:** smoking and vaping of any substance is prohibited in the building and inside units
 - **Noise:** loud music and/or noise prohibited after 9 pm on weekdays and 10 pm on weekends

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