

Unlimited

Sotheby's

INTERNATIONAL REALTY

Melony Swasey and Kelsie Evans

Good Boston Living team

673 Centre St, Jamaica Plain 02130 | team@goodbostonliving.com | 617-971-7080; 571-264-8928
goodbostonliving.com

NOTES FROM THE SELLER

233 Centre Street, Dorchester

THE NEIGHBORHOOD + NEARBY

- **Public transportation:**
 - Blocks to **Shawmut T station (Red Line)**
 - Multiple **buses** at the corner of Dorchester Ave (routes 15, 18, 215)
- Quick access to **I-93**
- Half mile to **shops and restaurants in Fields Corner** (including Target) and **Ashmont/Peabody Square**

THE BUILDING

- **Parking:** driveway parking for 2 cars (currently exclusively used by unit 1)
- **Outdoor space:** private decks for each unit; yard with perennials and raised garden bed
- **Roof:** 2015
- **Water:** \$714.45 / year (2022)
- **Insurance:** \$3,215 / year (2022)
- **Property tax:** \$5,347.50 net property tax reflects 2023 City of Boston residential exemption

UNIT 1: 3 beds, 2.5 baths, 2,454 sq ft*

- **Laundry:** in-unit
- **Systems:** forced hot air furnace (2018); electric baseboards on 3rd floor; Navien tankless on-demand hot water heater (2018)
- **Appliances:** dishwasher (2017); disposal (2017); microwave (vents outside; 2017); fridge (age unknown); stove (age unknown); washer and electric dryer (2012)
- **Rent:** \$2,600/month
- **Lease:** yes, through Aug. 31, 2023

UNIT 2: 2+ beds, 1 bath, 1,326 sq ft*

- **Laundry:** in-unit
- **Systems:** forced hot air furnace (age unknown); hot water tank (2016)
- **Appliances:** washer and electric dryer (age unknown)
- **Rent:** \$1,500/month
- **Lease:** yes, through Aug. 31, 2023

**Based on measured square footage by Remark Visions. For marketing purposes only; not guaranteed to be exact.
Details herein are per the seller, and not verified by the listing agent. Buyer to do own due diligence.*