



Unlimited | Sotheby's
INTERNATIONAL REALTY

**11 GROVENOR ROAD
UNIT 2 - JAMAICA PLAIN**

OFFERED \$725,000

3 BED | 1.5 BATH | 1344 SQ.FT.

exclusively listed & marketed by



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IN THE HEART OF CENTRE STREET'S SHOPPING DISTRICT

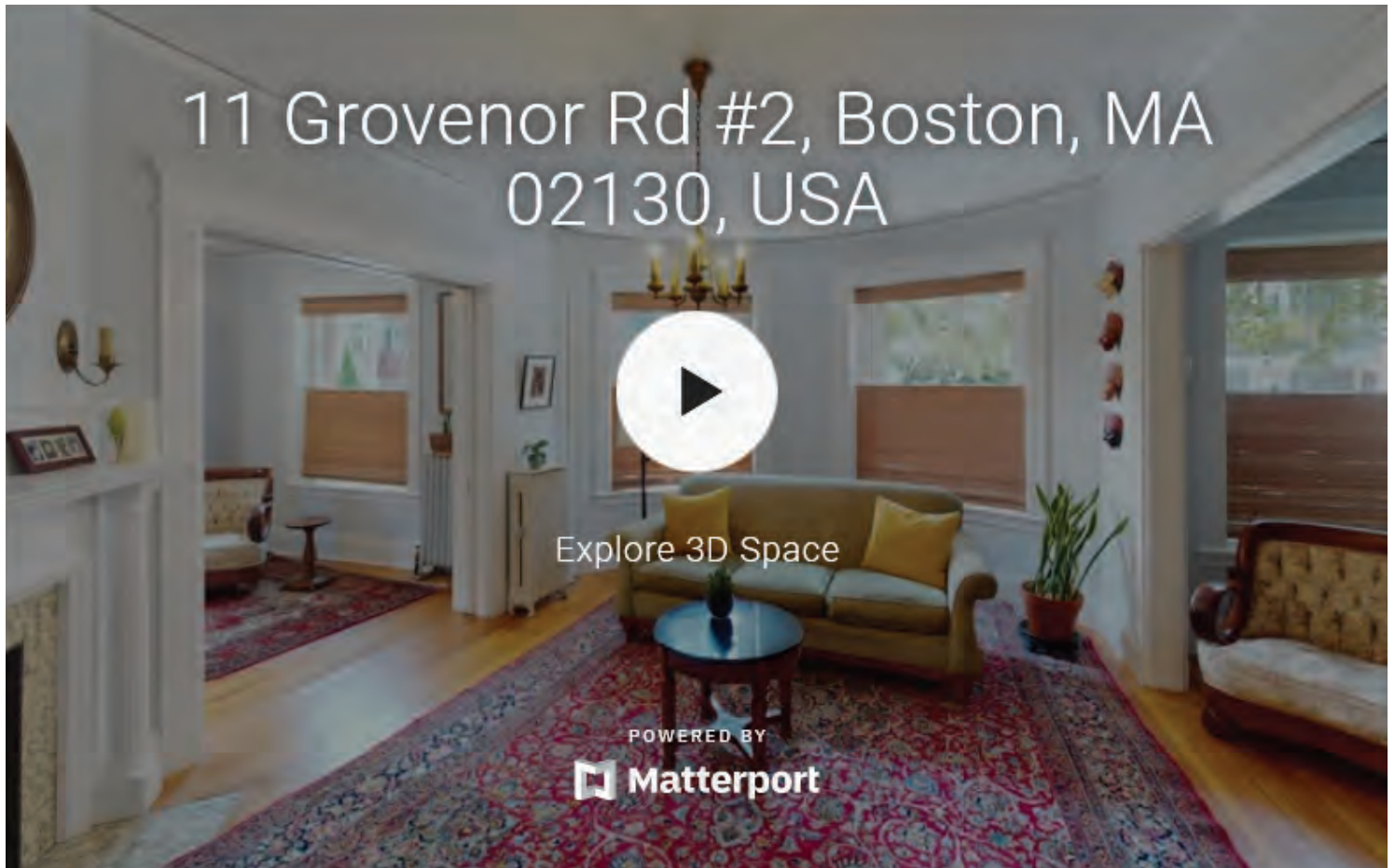
This generous Pondside 3 bedroom, 1.5 bath condo offers an unusually versatile layout and historic detail, including high ceilings, decorative mantels and two sets of pocket doors. The living room with curved windows and bonus sitting room connects to a light-filled corner bedroom. On the other end of the condo, find a dining room or second bedroom, half bath and updated eat-in kitchen. Off the hallway, a full bathroom with clawfoot tub and a spacious third bedroom. This high first-floor condo offers a layout that evolves with your needs.

- Blocks to Jamaica Pond
- On the 39 bus to Back Bay and Longwood Medical Area
- Half mile to Green St T
- Half mile to Whole Foods Market

FLOOR PLAN



3D MATTERPORT TOUR



Click above to virtually explore this home with this unique 3D walk through. Zoom out and see a 3D digital twin of this home from the outside and rotate it along any axis to see it from any perspective. You'll be able to get the big picture of this space.

NOTES FROM THE SELLER

THE NEIGHBORHOOD + NEARBY

- Central Jamaica Plain, around the corner from shops and restaurants, and blocks to Whole Foods
- Blocks to Jamaica Pond
- Half mile to Southwest Corridor Park with bike path to Back Bay
- Half mile to Green St T Station
- Quick access to Longwood Medical Area via 39 bus at the corner

ABOUT THIS UNIT

- Parking: on-street
- Outdoor space: shared back deck
- Laundry: in-unit; washer and electric dryer hook-ups in the half bathroom
- Systems: gas-fired boiler (estimated 2008)
- Appliances: electric stove (Samsung, 2023); dishwasher (Bosch, 2023); Insinkerator disposal (2023); refrigerator (LG, age unknown)
- Storage: exclusive storage area in basement
- Exclusions: washer and dryer
- Property tax: \$7,367 net property tax does not include City of Boston residential exemption
- Recent improvements:
 - Replaced kitchen cabinets, sink and stove (2023)
 - Replaced toilet and sink in full bathroom (2023)
 - Added half bath (2022)

ABOUT THIS CONDO ASSOCIATION

- Condo fee: \$243
- Includes: hot water, water, sewer, common area electric, master insurance, reserve funds
- Owner-occupancy: 5 out of 6 units
- 1 owner owns 2 out of 6 units
- Reserves: approximately \$24,650
- Roof: rubber, estimated to be 20 years old
- Rentals: permitted with minimum 6-month lease in writing
- Pets: permitted
- Recent improvements:
 - Refinished wood floors in entryway and staircase (2022)
 - Upgraded smoke detectors (2021)
 - Replaced vent and drain stack on east side of the building (2020)

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



Living Room

**MLS # 73124019 - New
Condo - Low-Rise**

**11 Grovenor Road - Unit 2
Boston, MA: Jamaica Plain, 02130
Suffolk County**

List Price: **\$725,000**

Unit Placement: **Corner**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **One block from Jamaica Pond. Take Centre St to Pond St, and turn onto Grovenor Rd.**

Total Rooms: **8**
Bedrooms: **3**
Bathrooms: **1f 1h**
Main Bath:
Fireplaces: **0**
Approx. Acres: **0.03 (1,344 SqFt)**

Remarks

In the heart of Centre Street's shopping district, this generous Pondsides 3 bedroom, 1.5 bath condo offers an unusually versatile layout and historic detail, including high ceilings, decorative mantels, and picture rails. Off the foyer, large enough to double as a dining room or office, one set of pocket doors leads to the living room with bonus sitting room, curved windows and antique tiled mantel. A second set of pocket doors connects the living room with a light-filled corner bedroom. On the other end of the condo, the second bedroom features a built-in hutch and access to the half bathroom with laundry. The updated eat-in kitchen with farm sink, butcher-block counters and pantry leads to a shared back deck. Off the hallway, a full bathroom with clawfoot tub and a spacious third bedroom. This high first-floor condo offers a layout that evolves with your needs. Ample in-unit and private basement storage. On the 39 bus to Back Bay. Blocks to Jamaica Pond. Half mile to Green Street T.

Property Information

Approx. Living Area Total: **1,344 SqFt (\$539.43/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,344 SqFt** Approx. Below Grade:
Living Area Disclosures: Levels in Unit: **1**

Heat Zones: **Steam** Cool Zones: **None**
Parking Spaces: **0 On Street Without Permit** Garage Spaces: **0**
Disclosures: **Tax does not include residential exemption. Per master deed, unit has two bedrooms; per tax record, three bedrooms.**

Complex & Association Information

Complex Name: Units in Complex: **6 Complete:** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$243**
Assoc. Fee Incls: **Hot Water, Water, Sewer, Master Insurance, Reserve Funds**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X12	Pocket Door
Kitchen:	1	16X10	Pantry
Main Bedroom:	1	17X11	Pocket Door
Bedroom 2:	1	14X10	-
Bedroom 3:	1	14X13	-
Bath 1:	1	10X5	Bathroom - Full
Bath 2:	1	7X5	Bathroom - Half, Dryer Hookup - Electric, Washer Hookup
Laundry:	1	-	-
Foyer:	1	14X9	Closet
Sitting Room:	1	14X6	-

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails**
Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Basement: **Yes**
Beach: **No**
Construction: **Frame**
Electric Features: **100 Amps**
Exterior: **Brick**
Exterior Features: **Deck**
Hot Water: **Natural Gas**
Pets Allowed: **Yes**
Roof Material: **Rubber**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Washer and dryer**
Facing Direction: **South**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1910**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **W:19 P:01958 S:004**
Assessed: **\$680,100**
Tax: **\$7,367** Tax Year: **2023**
Book: **66249** Page: **81**
Cert: **000000100727**
Zoning Code: **CD**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: Unlimited Sotheby's International Realty (617) 522-2200
Agent: Good Boston Living Team (617) 971-7080
Team Member(s): Kelsie Evans (571) 264-8928;Melony Swasey (617) 971-7080

your real estate experts



Good Boston Living

Affiliated with Unlimited Sotheby's International Realty, Melony Swasey and Kelsie Evans are regarded for providing insightful advising to discerning home buyers and sellers in Metro Boston.

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