

# Unlimited

# Sotheby's

INTERNATIONAL REALTY

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## NOTES FROM THE SELLER

### 24 Rowell St. #3, Dorchester

#### THE NEIGHBORHOOD + NEARBY

- Located in the **Jones Hill neighborhood**, between Uphams Corner and Savin Hill
- Around the corner from **shops and restaurants**, including **award-winning Comfort Kitchen**
- Half mile to the Uphams Corner **commuter rail to South Station**
- Just over half mile to **Savin Hill T Station (Red Line)**
- Multiple bus routes at Columbia Rd

#### ABOUT THIS UNIT

- **Parking:** on street, no permit needed
- **Outdoor space:** exclusive front and rear decks; shared side yard
- **Roof rights:** this unit has exclusive right to install a roof deck; see master deed; buyer to do own due diligence
- **Laundry:** exclusive laundry in basement
- **Systems:** gas-fired furnace: heat and central AC (2019); hot water tank (2018)
- **Appliances:** stove (2022), disposal (2021), washer (2019) and electric dryer, dishwasher, refrigerator
- **Energy efficiencies:** blown-in insulation (2014)
- **Storage:** exclusive storage room in basement
- **Inclusions:** kitchen island
- **Property tax:** \$1,581 net property tax reflects the 2024 City of Boston residential exemption

#### ABOUT THIS CONDO ASSOCIATION

- **Condo fee:** \$258.64 per month
  - Includes: water, sewer, master insurance, common area electricity
- **Reserves:** approximately \$6,800
- **Unit 3's ownership interest:** 34.6%
- **Owner-occupancy:** 2 out of 3 units owner-occupied
- **Roof:** rubber (2017); last date of maintenance: 2022
- **Rentals:** permitted with minimum three-month lease in writing
- **Pets:** no more than 2 cats or 1 dog (45 lbs max); snakes and birds prohibited, see declaration of trust
- **Pending projects:** the association is currently seeking estimates for/considering the following:
  - Repairing or replacing siding on the right side of the house that was damaged during a recent storm (approx. \$1,800 cost to association, to be paid from reserves)
  - Replacing basement utility sink

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