

Unlimited

Sotheby's

INTERNATIONAL REALTY

Melony Swasey and Kelsie Evans

Good Boston Living team

673 Centre St, Jamaica Plain 02130 | team@goodbostonliving.com | goodbostonliving.com

NOTES FROM THE SELLER

70 Paul Gore Street #2, Jamaica Plain

THE NEIGHBORHOOD + NEARBY

- Centrally located in Jamaica Plain's Hyde Square neighborhood
- Two doors down from a **community garden**
- Around the corner from **Whole Foods Market**
- Within blocks of **Centre Street shops and restaurants**, including Tres Gatos and El Oriental de Cuba
- Blocks to **Southwest Corridor Park with bike path** to Back Bay
- Blocks to **Orange Line at Stony Brook T**

ABOUT THIS UNIT

- **Parking:** one driveway parking space, tandem
- **Outdoor space:** shared yard
- **Laundry:** exclusive laundry in basement
- **Systems:** gas-fired boiler (age unknown; last serviced: 2023); hot water tank (age unknown)
- **Appliances:** refrigerator, dishwasher, stove, disposal, washer, dryer (electric)
- **Storage:** exclusive storage area in basement
 - Per unit deed, Unit 2 has exclusive use of storage area designated "Unit 1 storage," and Unit 1 has exclusive use of storage area designated "Unit 2 storage" on the site plan
- **Inclusions:** kitchen island, TV wall mount
- **Property tax:** \$3,393.90 net property tax reflects the 2024 City of Boston residential exemption

ABOUT THIS CONDO ASSOCIATION

- **Condo fee:** \$400 per month
 - Includes: water, sewer, master insurance, common area electricity, and reserves
- **Reserves:** approximately \$1,200
- **Unit 2's ownership interest:** 33.33%
- **Owner-occupancy:** 2 out of 3 units owner-occupied
- **Roof:** asphalt shingles (2023)
- **Rentals:** permitted with minimum six-month lease in writing
- **Pets:** permitted
- **Recent improvements:**
 - New roof: \$30,000; paid in full, primarily from reserves (2023)
 - New hot water heater for washing machines (2021)

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