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67 Peter Parley Road, Jamaica Plain

THE NEIGHBORHOOD + NEARBY

- Four doors from historic **Franklin Park**, Boston's largest park with 485-acres, designed by Frederick Law Olmstead
- Blocks to both **Green Street and Stony Brook T Stations (Orange Line)**
- Blocks to **Southwest Corridor Park**: tennis courts, playgrounds and bike path to Back Bay
- Within half mile, enjoy **local shops and restaurants**: Evergreen Eatery, Ula Cafe, The Haven, Chilacates, The VU cinema cafe, and Mike's Fitness JP

THE HOME

- **Parking**: tandem driveway parking for two cars + Level 2 electric vehicle charger
- **Outdoor space**: a covered, full-width front porch with a swing, a spacious back deck and a second-floor balcony, plus:
 - Backyard with herbs (including mint, oregano and sage), two apple trees, raspberry and blueberry bushes, hydrangea, rhododendrons and azaleas; two rain barrels
 - Front garden with perennials including foxglove, bleeding heart, columbine, Solomon's seal and various spring bulbs
 - Ferns, pachysandra and ivy border a path from the backyard to the left side of the house
- **Laundry**: washer and gas dryer in the basement
- **Roof**: asphalt shingle (2022)
- **Windows**: most windows were replaced in 2011
- **Systems**:
 - Two-zone gas forced-air heating (2011; ductwork exists for potentially adding central air)
 - Two-zone tankless on-demand hot water (2011)
- **Electrical**: updated in 2011; 200 amps
- **Appliances**: refrigerator (LG; 2024); dishwasher (Bosch; 2011); stove (Frigidaire; 2011); disposal (Insinkerator; 2011)
- **Storage**: basement storage + third-floor storage room and eaves storage
- **Accessibility**: hardscape ramp on the left side of the house to the front porch
- **Disclosures**: water in the basement after heavy rain; exterior French drain on left side
- **Property tax**: \$10,999
 - Does not include City of Boston residential exemption (FY 2024 exemption = \$3,610.53)

SELLER CREDIT

- Seller is offering a \$15,000 credit toward adding central air conditioning