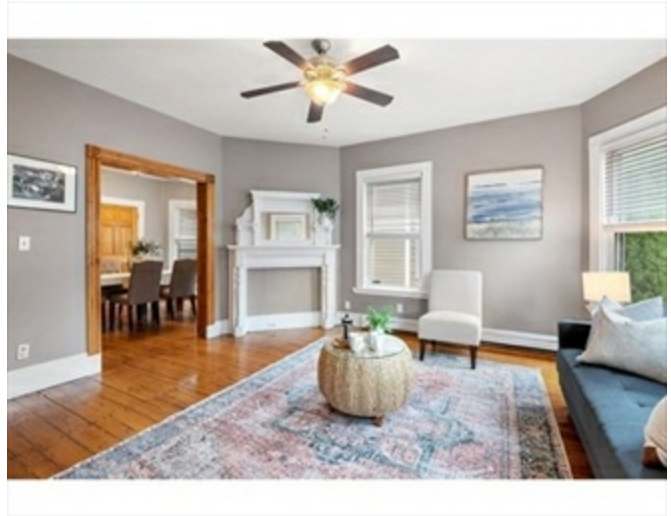


**20 Forbes Street - Unit 1
Boston, MA 02130
Condo**

MLS #: **72899591** Status: **Price Changed**
 List Price: **↓ \$625,000**
 List Date: **9/23/2021**
 Area: **Jamaica Plain** Off Market Date:
 List\$/Sq. Ft.: **\$482.25**
 Days on Market (Total): **27** Days on Market (Office): **27**

Property Features

Rooms: **6** Style: **2/3 Family**
 Bedrooms: **3** Type: **Condo**
 Baths: **1f 0h** Unit Level: **1**
 Master Bath: **No** Placement:
 Fireplaces: **0** Approx. Living Area: **1,296 Sq. Ft.**
 Year Built: **1905** Outdoor Space Avail: **Yes - Private**
 # Units: **3** Garage: **0**
 Elevator: **No** Parking: **1 Off-Street, Common**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$225**
 Fee Includes: **Water, Sewer, Master Insurance, Reserve Funds**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island
Master Bedroom:	1		Closet, Flooring - Hardwood
Bedroom 2:	1		Closet, Flooring - Hardwood
Bedroom 3:	1		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - With Tub & Shower
Laundry:	1		-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Unfinished Basement**
 Construction: **Frame**
 Cooling: **None**
 Exclusions:
 Exterior: **Shingles, Wood**
 Exterior Features: **Deck - Wood**
 Facing Direction:
 Heating: **Hot Water Baseboard, Gas**
 Hot Water: **Natural Gas**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

This spacious, full 3-bedroom home offers an incredible central JP location, overlooking the Forbes St Community Garden, just steps to Centre St and both the Orange & Green E Lines. Truly a special opportunity/location, Forbes Garden allows for unobstructed southern sunlight throughout the day. If you've been searching for loads of natural light, this is the one! Layout offers hardwood floors, beautiful architectural details, full dining room open to the living room, plus foyer/mudroom & coat closet. Updated & spacious kitchen w/ island/breakfast bar. Three full, functional bedrooms, and updated, classic bathroom. Includes in-unit laundry and private back deck. Basement offers additional deeded storage. 1 shared, common parking space for the association. Easy access to the Longwood Medical Area and Fenway. Walk to Whole Foods, Canary Square, City Feed, Jamaica Pond, Emerald Necklace, Olmsted Park, the Southwest Corridor. So much to appreciate and enjoy in this wonderful community!

Tax Information

2021 Taxes: **\$2,538** Assessment: **\$532,100** Cert: Zoning Code: **RES**
 Pin #: **1002538002** Map: Block: Lot: Book: **54916** Page: **321**

Compensation

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

Price History for 72899591
20 Forbes Street U:1, Boston, MA: Jamaica Plain, 02130

Date		Amount	%	DOM to PCG	DOM of PCG
09/23/2021	Listed for \$699,000				
10/13/2021	Price Changed to: \$649,000	\$-50,000	7.15%	20	20
10/20/2021	Price Changed to: \$625,000	\$-24,000	3.70%	7	27
					Listing DOM: 27
					Property DOM: 27

**** Calculates and removes Offmarket activity in DOM Timeframe**

