



Bedroom

MLS # 73038691 - Price Changed

Condo - 2/3 Family

30 Adelaide Street - Unit 1
Boston, MA: Jamaica Plain, 02130
Suffolk County

List Price: **\$699,000**

Unit Placement: **Upper**
Unit Level: **1**
Grade School: **BPS**
Middle School: **BPS**
High School: **BPS**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features: **No**
Directions: **Spring Park Ave to Adelaide**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **1f 0h**
Main Bath: **No**
Fireplaces: **0**
Approx. Acres: **0.03 (1,470 SqFt)**

Remarks

Massive 3BR home in double bow 3-family style building, with deeded garage parking! Incredible ceiling height and oversized rooms throughout. Large entry foyer, spacious dining room with built in cabinet and stained glass window, adjacent to living room. Brand new bathroom with beautiful, modern finishes! Eat in kitchen with new floors and access to private rear porch and large common yard. Three full sized bedrooms, each with large closets, plus laundry in the unit. Extra deeded storage in the basement. Owner occupied home for nearly 20 years, you can feel the love! Perhaps best of all is the incredible location of this home, on a quiet side street, just steps to the Orange Line, Centre Street, Whole Foods, Jamaica Pond and so much more. Truly a wonderful place to call home!

Property Information

Approx. Living Area Total: **1,470 SqFt (\$475.51/SqFt)**
Approx. Above Grade: **1,470 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**
Approx. Below Grade:

Living Area Source: **Field Card**
Levels in Unit: **1**

Heat Zones: **1 Gas**
Parking Spaces: **0 Off-Street, Deeded**
Disclosures: **Shared driveway.**

Cool Zones: **0 None**
Garage Spaces: **1 Detached**

Complex & Association Information

Complex Name: **30 Adelaide Street Condo**
Association: **Yes** Fee: **\$374 Monthly**
Assoc. Fee Incls: **Water, Sewer, Master Insurance, Landscaping, Reserve Funds**
Special Assessments: **No**

Units in Complex: **4** Complete: **Yes**

Units Owner Occupied: Source: **Owner**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12X15	Flooring - Hardwood
Dining Room:	1	16X13	Closet/Cabinets - Custom Built, Flooring - Hardwood
Kitchen:	1	11X14	-
Main Bedroom:	1	12X16	Closet, Flooring - Hardwood
Bedroom 2:	1	13X12	Closet, Flooring - Hardwood
Bedroom 3:	1	12X12	Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Private School, Public School, T-Station, University, Other (See Remarks)**
Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Basement: **Yes Full**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs**
Electric Features: **Circuit Breakers**
Exterior: **Shingles**
Exterior Features: **Porch**
Flooring: **Hardwood**
Hot Water: **Natural Gas**
Management: **Owner Association**
Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Sewage District: **BWS**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **West**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built/Converted: **1950**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **1900704002**
Assessed: **\$622,800**
Tax: **\$3,494** Tax Year: **2023**
Book: **32889** Page: **324**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Compensation

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

Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800
Listing Agent: **ResCo Team (617) 825-0800**
Team Member(s): **Timothy Deihl (617) 817-1813**
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Appointment Required**
Showing: Facilitator: **Appointment Required**
Special Showing Instructions: **email Tim Deihl at DeihlRE@gmail.com for all showing requests.**

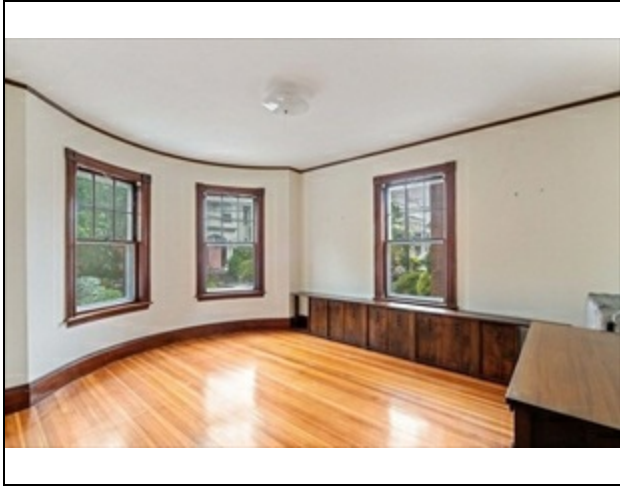
Firm Remarks

Pets over 50lbs require wrtitten consent by association, but should be a non-issue based on preliminary conversation w/ other owners.

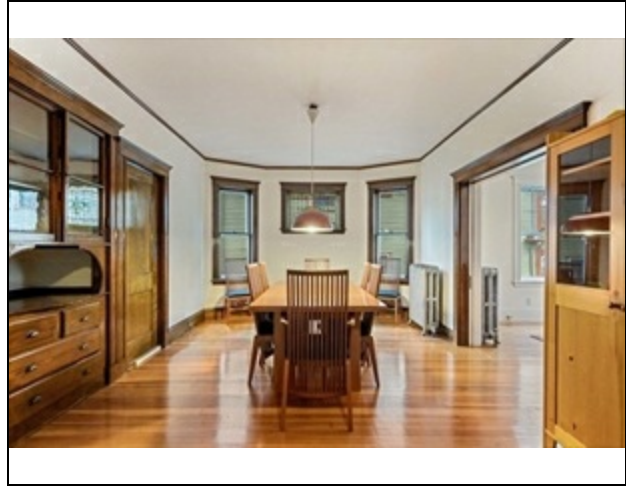
Market Information

Listing Date: **9/20/2022**
Days on Market: Property has been on the market for a total of **31** day(s)
Expiration Date:
Original Price: **\$749,000**
Off Market Date:
Sale Date:

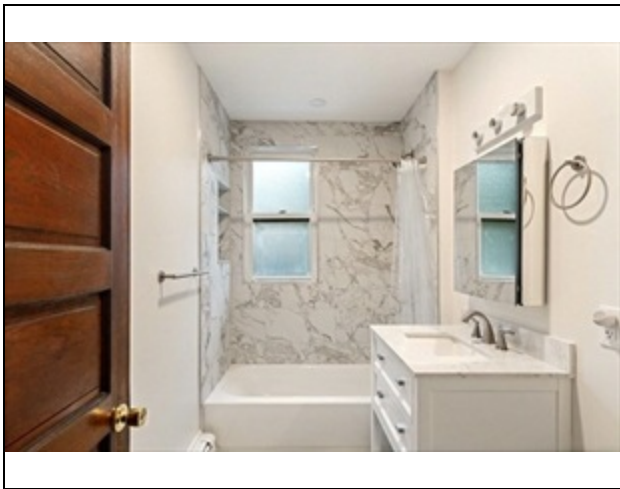
Listing Market Time: MLS# has been on for **31** day(s)
Office Market Time: Office has listed this property for **31** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:



Bedroom



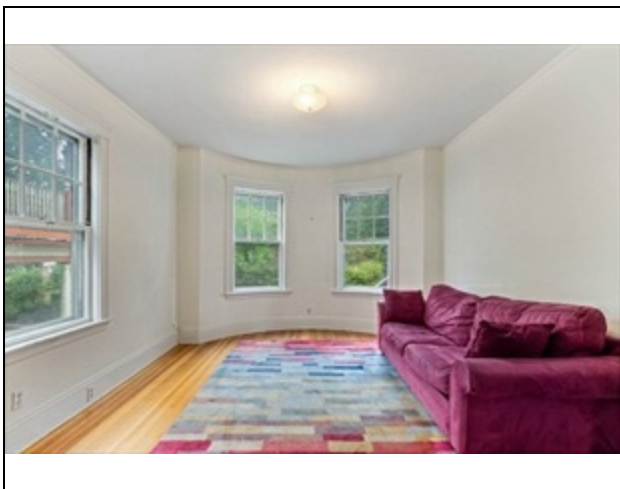
Dining Room



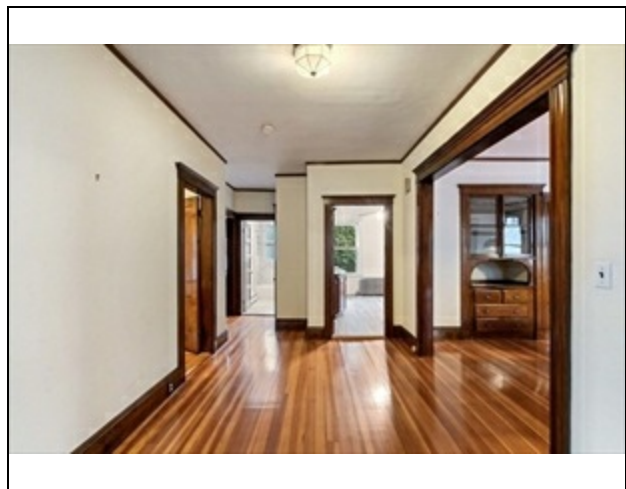
Bathroom



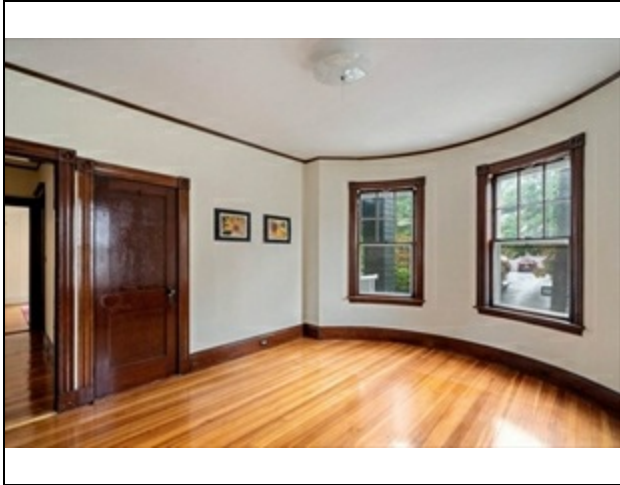
Kitchen



Living Room



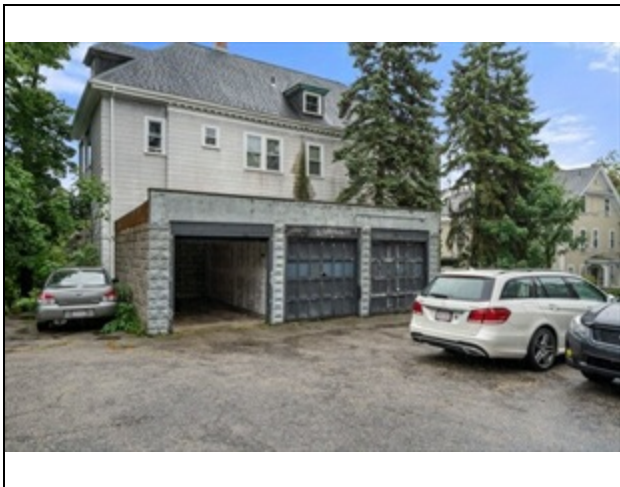
Foyer



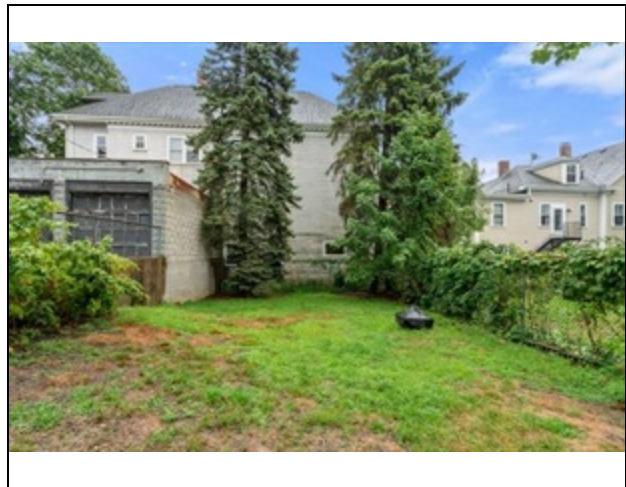
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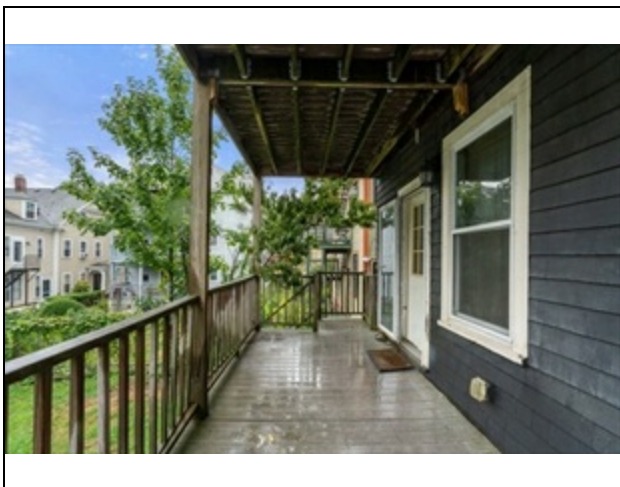
Bathroom



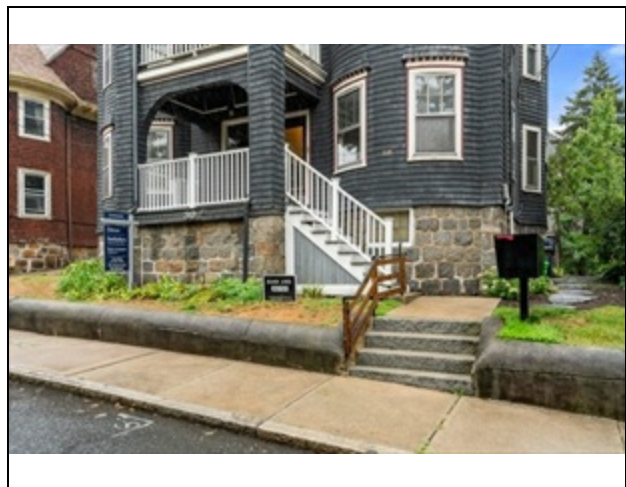
Garage



Exterior - Back



Porch



Exterior - Front

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Condominium - Condo
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Exterior - Front

