



**MLS # 73014700 - New
Condo - 2/3 Family**

**35 Rossmore Road - Unit 2
Boston, MA: Jamaica Plain, 02130
Suffolk County**
Unit Placement: **Middle**
Unit Level: **2**
Grade School: **BPS**
Middle School: **BPS**
High School: **BPS**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Between Stedman and Washington Street**

List Price: **\$669,000**
Total Rooms: **4**
Bedrooms: **2**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **1**
Approx. Acres:

Remarks

A well-designed condo with a garage and an off-street parking space. This beautiful two bedroom, two bathroom unit includes all of the best features: a bright and inviting living room with gas fireplace, a dining area leading to a sleek and stylish open-concept kitchen fully-equipped with SS appliances, microwave drawer, white cabinetry with ample storage space, a vented range hood, and a designated laundry area to complete the package. Two good-size bedrooms with custom closets. The unit also comes with two beautiful full baths on each side of the unit for privacy. One bath features a seamless walk-in glass shower, the other a tub with glass doors. Relax on the sunny private deck or entertain on the common patio. Other features include central AC, tankless hot water system & a basement storage unit. Easy access to Forest Hills Orange Line, SW Corridor Park, the Arboretum, central JP, Longwood, and Downtown make this area so desirable!

Property Information

Approx. Living Area Total: **903 SqFt (\$740.86/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Field Card**
Approx. Above Grade: **903 SqFt** Approx. Below Grade:
Living Area Disclosures: Levels in Unit: **1**

Heat Zones: **Central Heat, Forced Air, Gas, Individual, Unit Control** Cool Zones: **Central Air, Individual, Unit Control**
Parking Spaces: **1 Off-Street, Paved Driveway** Garage Spaces: **1 Detached**
Disclosures: **2 household pets permitted, 1 of which may be a dog.**

Complex & Association Information

Complex Name: Units in Complex: **3 Complete: Yes** Units Owner Occupied: **2 Source: Owner**
Association: **Yes Fee: \$241.62 Monthly**
Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Reserve Funds**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood , Window(s) - Picture , Cable Hookup, Recessed Lighting
Dining Room:	1		-
Kitchen:	1		Flooring - Hardwood , Window(s) - Picture , Countertops - Stone/Granite/Solid , Breakfast Bar / Nook, Cabinets - Upgraded , Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Washer Hookup, Gas Stove
Main Bedroom:	1	11.5X11.8	Closet, Closet/Cabinets - Custom Built , Flooring - Hardwood , Window(s) - Picture , Lighting - Overhead
Bedroom 2:	1	10.3X11.9	Closet, Closet/Cabinets - Custom Built , Flooring - Hardwood , Window(s) - Picture , Lighting - Overhead
Bath 1:	1		-
Bath 2:	1		-
Laundry:	1		Closet, Main Level
Bathroom:	1		Bathroom - Full , Bathroom - Tiled With Tub , Flooring - Stone/Ceramic Tile , Window(s) - Picture , Recessed Lighting
Bathroom:	1		Bathroom - Full , Bathroom - Tiled With Shower Stall , Flooring - Stone/Ceramic Tile , Window(s) - Picture , Recessed Lighting

Features

Area Amenities: **Public Transportation, Park, Public School, T-Station**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**
Basement: **Yes Full, Interior Access**
Beach: **No**
Construction: **Frame, Cement Board**
Docs in Hand: **Unit Deed**
Electric Features: **Circuit Breakers**
Energy Features: **Insulated Windows**
Exterior: **Fiber Cement Siding**
Exterior Features: **Porch, Deck - Composite, Patio**
Flooring: **Tile, Hardwood**
Hot Water: **Natural Gas, Tankless**
Insulation Features: **Full, Blown In**
Management: **Owner Association**
Pets Allowed: **Yes**
Roof Material: **Asphalt/Composition Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, Washer Hookup, Icemaker Connection**
Waterfront: **No**
Water View: **No**

Other Property Info

Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1900/2018**
Year Built Source: **Owner**
Year Built Desc: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **1102661004**
Assessed: **\$577,000**
Tax: **\$2,990** Tax Year: **2023**
Book: **60205** Page: **50**
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

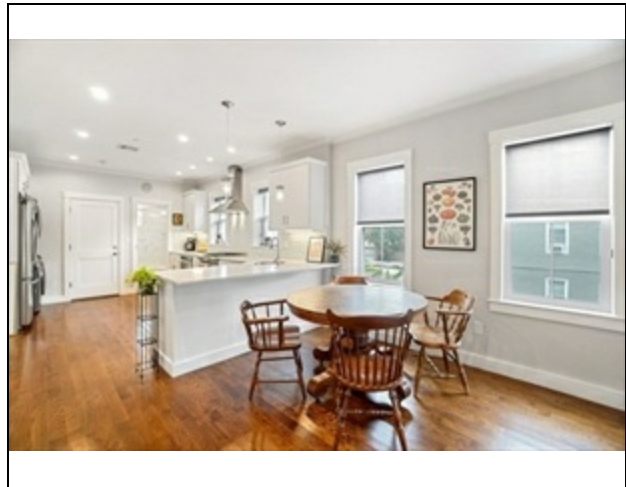
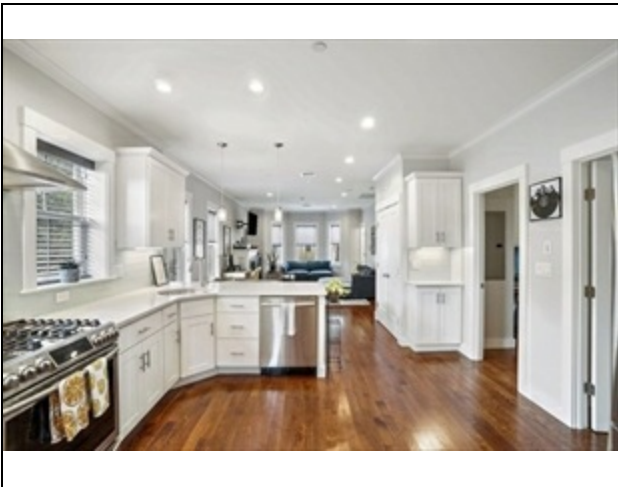
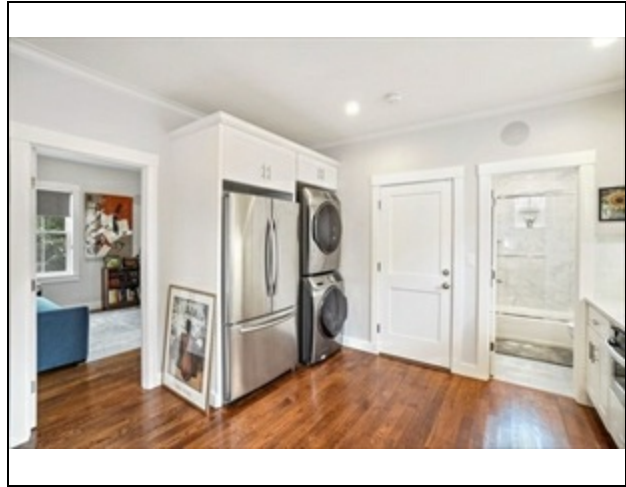
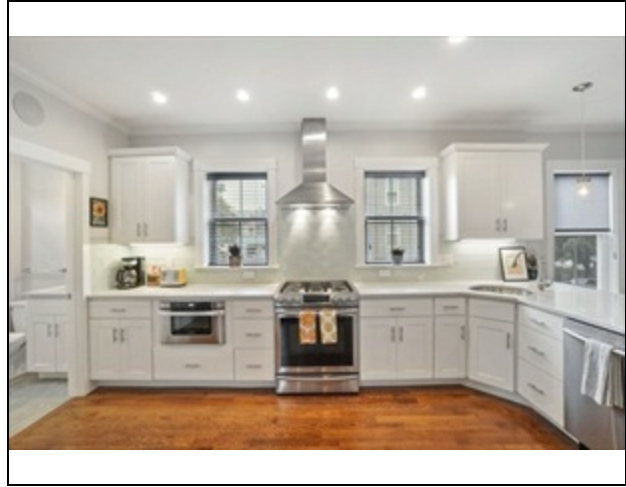
Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800
Listing Agent: **ResCo Team (617) 817-1813**
Team Member(s): **Rachel Lura (508) 905-9442**
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent, Appointment Required, Email List Agent**
Showing: Facilitator: **Call List Agent, Appointment Required, Email List Agent**
Special Showing Instructions: **First showings on Saturday by appointment.**

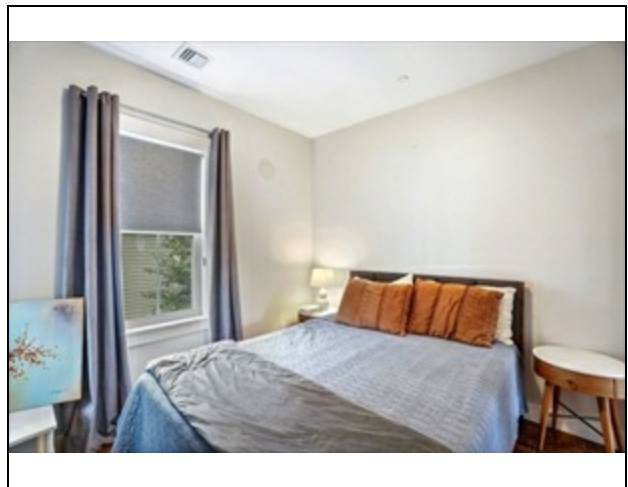
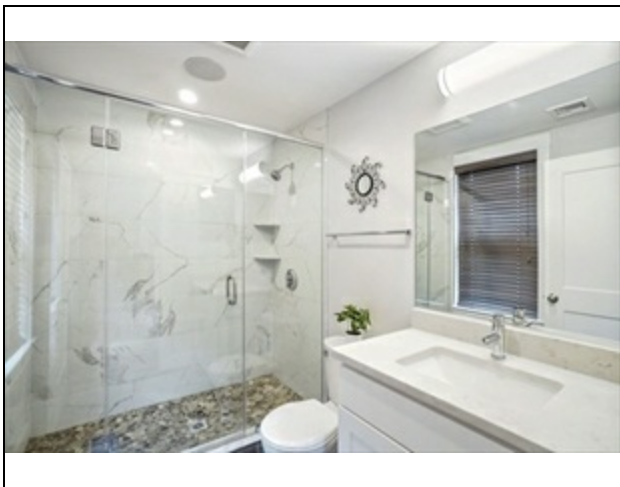
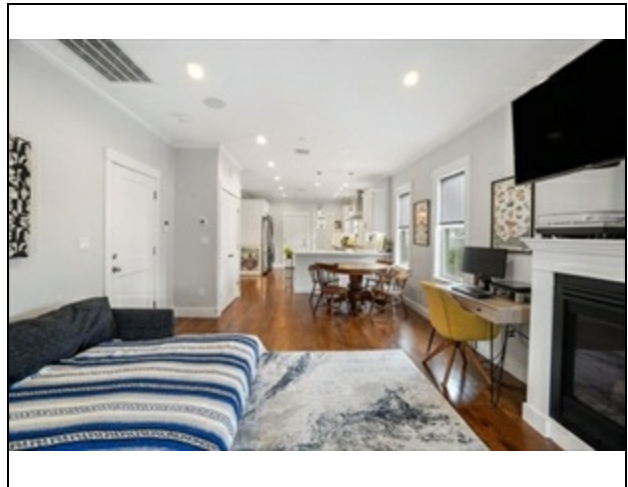
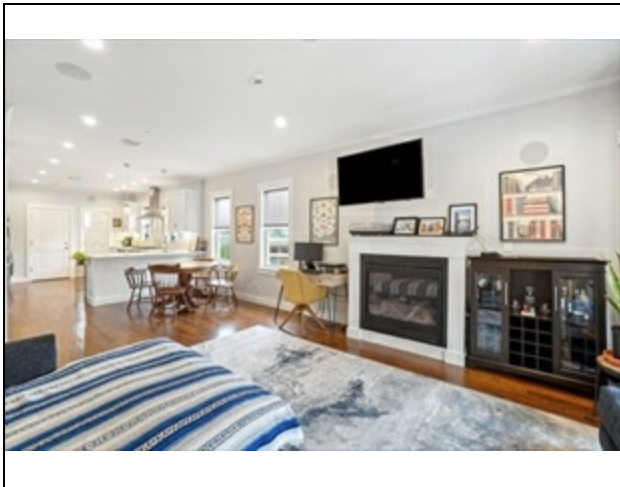
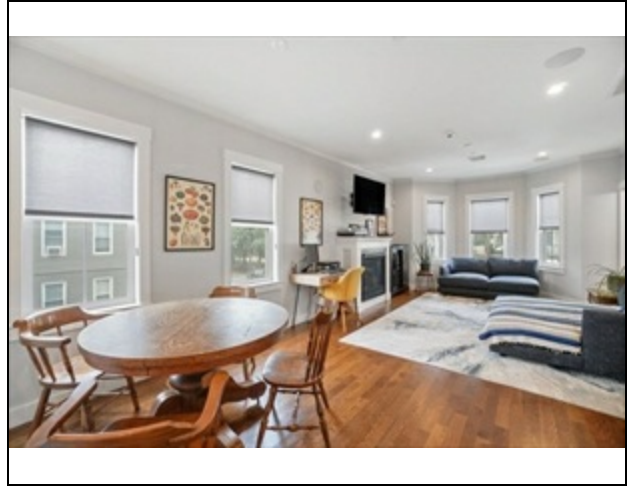
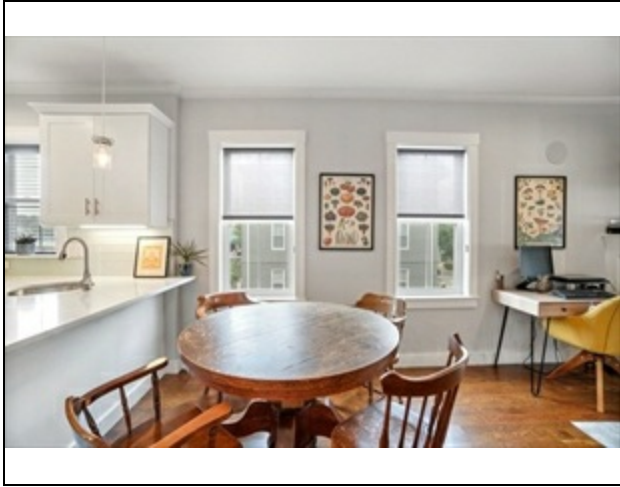
Firm Remarks

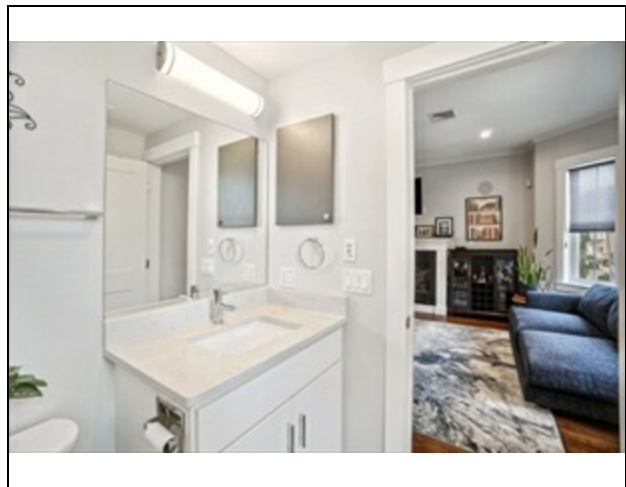
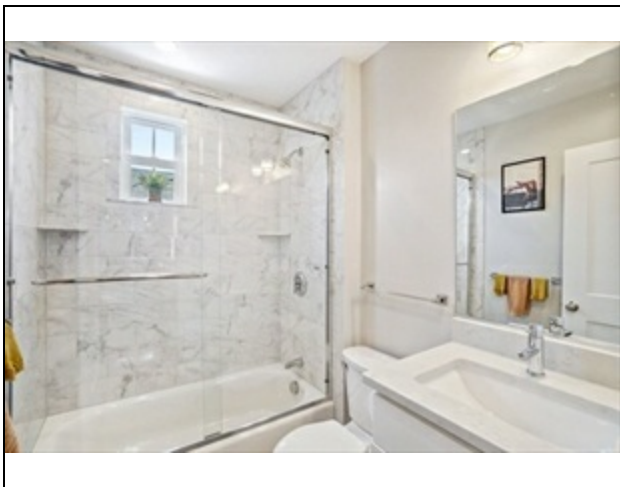
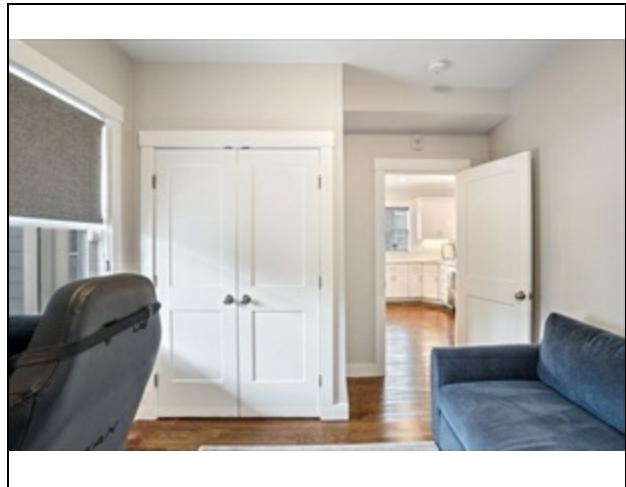
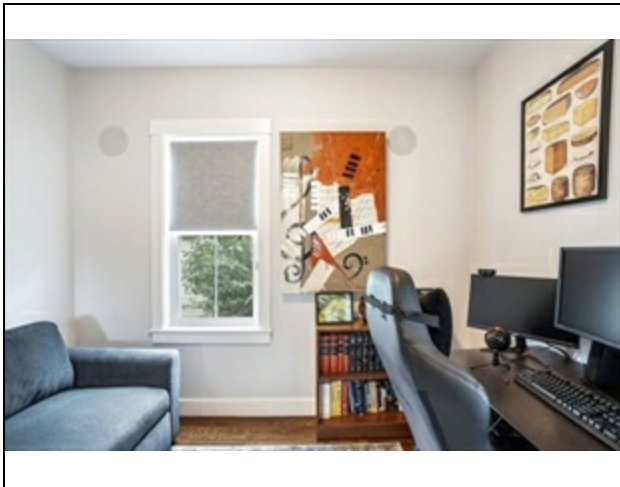
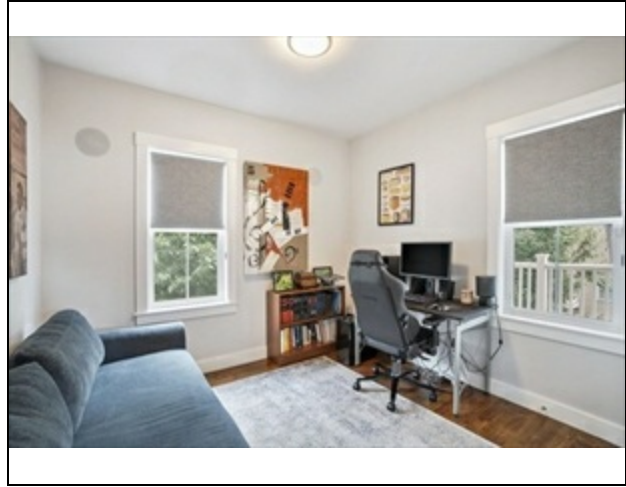
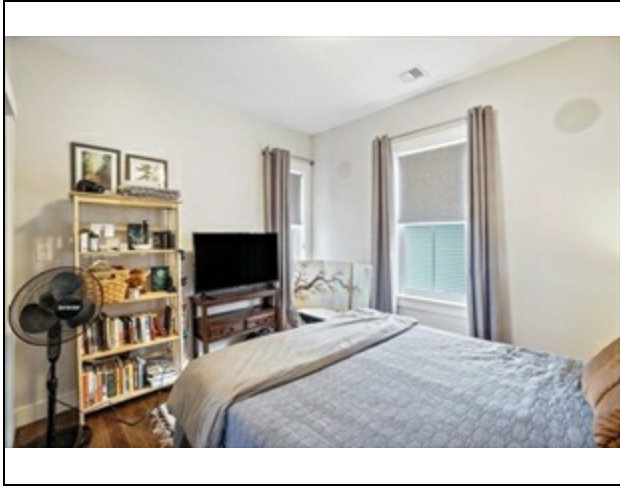
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Market Information

Listing Date: **7/20/2022** Listing Market Time: MLS# has been on for **0** day(s)
Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$669,000** Seller Concessions at Closing:
Off Market Date:
Sale Date:

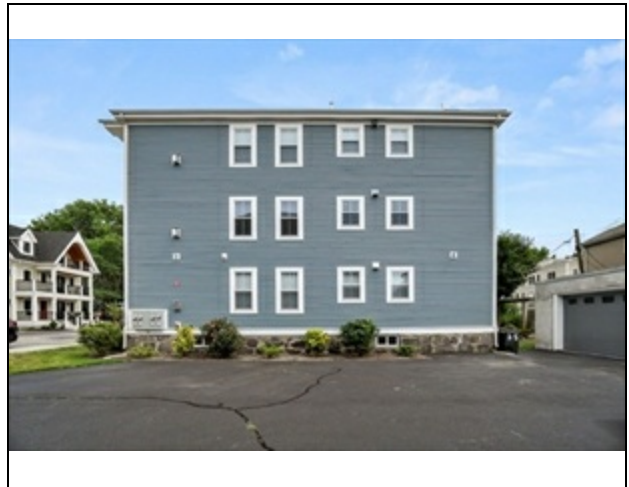
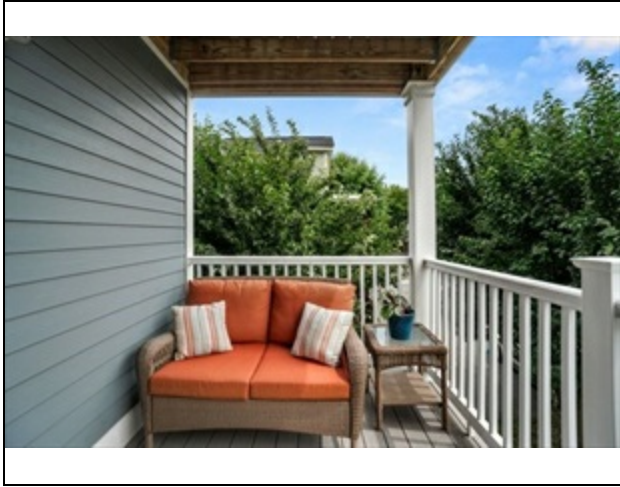






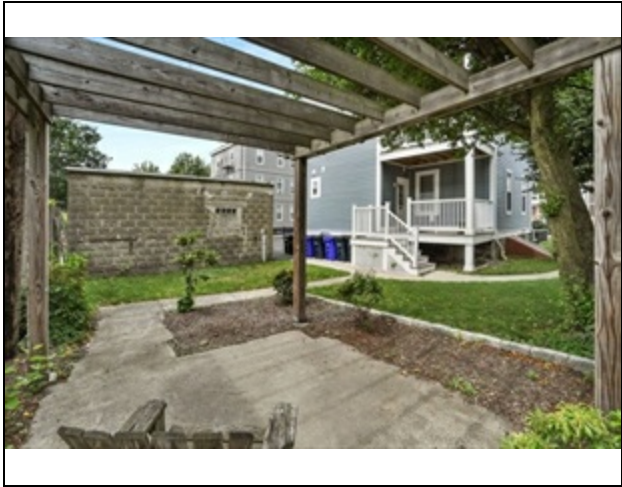
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