



MLS # 72792007 - New

Condo - Townhouse

95A Wachusett Street - Unit 95A
Boston, MA: Jamaica Plain's Forest Hills, 02130-4140
Suffolk County

List Price: \$799,000

Unit Placement: **End**
Unit Level: **1**
Grade School: **BPS**
Middle School: **BPS**
High School: **BPS**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Hyde Park Ave. to Walk Hill St. to Wachusett St.**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

Don't miss out on this meticulously maintained and tastefully updated end-unit townhome w/ attached garage parking! Unit features gorgeous updated kitchen w/ hand selected high end finishes, open to bright dining/living room w/ fireplace and built-ins, plus french doors leading to large private deck! Truly exceptional layout, perfect for entertaining. 1st floor w/ updated 1/2 bath too! On 2nd level is the primary bed w/ walk-in closet, attached to spacious changing room/office. This floor offers fully updated bath w/ classic European finishes and addl bedroom. 3rd floor has bedroom w/ vaulted ceilings and attached bath. Attached garage leads to separate unfinished basement, perfect for office, gym shop or laundry. Updated windows, HVAC, roof, and more! Steps to the Orange Line, beautifully renovated Parkman Playground, Franklin Park Zoo and Golf Course, and the rapidly developing Forest Hills commercial district. Exactly what any savvy buyer would look for in a home and investment!

Property Information

Approx. Living Area: **1,918 Sq. Ft. (\$416.58/Sq. Ft.)** Approx. Acres: **0.05 (2,108 Sq. Ft.)** Garage Spaces: **1 Attached, Under, Garage Door Opener**
Living Area Includes: Heat Zones: **Central Heat, Forced Air, Gas** Parking Spaces: **1 Off-Street, Deeded**
Living Area Source: **Public Record** Cool Zones: **Central Air** Levels in Unit: **3**
Living Area Disclosures: **Likely does not include unfinished basement/laundry room.**
Disclosures: **Property is relocation sale. See clipboard for all necessary relocation paperwork to be completed with offer. 1/2 bath has no heat source.**

Complex & Association Information

Complex Name: Units in Complex: **4 Complete: Yes** Units Owner Occupied: **3 Source: Owner**
Association: **Yes Fee: \$438 Monthly**
Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Landscaping, Snow Removal**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X19	Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Open Floor Plan, Recessed Lighting, Lighting - Overhead
Dining Room:	1	12X19	Flooring - Hardwood, French Doors, Deck - Exterior, Open Floor Plan, Lighting - Pendant
Kitchen:	1	11X10	Flooring - Stone/Ceramic Tile
Master Bedroom:	2	22X12	Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Lighting - Sconce
Bedroom 2:	2	11X11	Closet, Flooring - Hardwood
Bedroom 3:	3	16X18	Bathroom - 3/4, Skylight, Ceiling - Cathedral, Closet, Flooring - Hardwood
Bath 1:	1	4X5	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2	8X9	Bathroom - Full, Bathroom - Double Vanity/Sink, Flooring - Stone/Ceramic Tile, Lighting - Pendant, Lighting - Overhead
Bath 3:	3	10X5	Bathroom - 3/4, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	2	3X3	Dryer Hookup - Gas
Bonus Room:	2	10X8	Flooring - Hardwood

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, Public School, T-Station, University**
Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Association Pool: **No**
Basement: **Yes Full, Walk Out, Concrete Floor**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Unit Deed**
Energy Features: **Insulated Windows**
Exterior: **Clapboard**
Exterior Features: **Deck - Wood**
Flooring: **Bamboo, Stone / Slate**
Hot Water: **Natural Gas**
Interior Features: **Cable Available, French Doors, Internet Available - DSL, Internet Available - Fiber-Optic**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Sewage District: **BWSC**
Utility Connections: **for Gas Range**
Waterfront: **No**
Water View: **No**

Other Property Info

Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: Warranty Features:
Year Built/Converted: **1988**
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 #: **1904765008**
Assessed: **\$5,649,000**
Tax: **\$2,892.65** Tax Year: **2021**
Book: **52928** Page: **76**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800
Listing Agent: **ResCo Team (617) 817-1813**
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, Email List Agent**
Showing: Facilitator: **Appointment Required, Email List Agent**
Special Showing Instructions:

Compensation

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

Market Information

Listing Date: **3/2/2021** Listing Market Time: MLS# has been on for **1** day(s)
Days on Market: Property has been on the market for a total of **1** day(s) Office Market Time: Office has listed this property for **1** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$799,000** Seller Concessions at Closing:
Off Market Date:
Sale Date:

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