



Living Room

MLS # 72979061 - New Condo - Townhouse

1 Crestview Road - Unit 1
Boston, MA: Roslindale, 02131
Suffolk County
Unit Placement: **Front**
Unit Level: **1**
Grade School: **BPS**
Middle School: **BPS**
High School: **BPS**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Augustus Ave to Crestview**

List Price: **\$749,000**
Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **3f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Acres:

Remarks

Truly incredible condo townhome that feels just like a single family, all on a quiet cul de sac with association playground! Direct entrance off your exclusive use front porch into a spacious foyer, which leads to the living room with gas fireplace, open and bright kitchen w/ breakfast bar, and large dining area. Walk out access through sliders to spacious, private deck. 2nd floor offers two bedrooms and two full baths, one accessible directly off the main bedroom. Third floor suite can serve as third bedroom and/or home office, with additional en suite bathroom. Large basement with fantastic ceiling height, ready to be finished as a play room or additional office! High ceilings throughout the entire home and incredible sun exposure from morning to evening. Quick and easy access to Roslindale Village, Commuter Rail stop and so much more. Fantastic property in a truly wonderful community!

Property Information

Approx. Living Area Total: **1,788 SqFt (\$418.90/SqFt)**
Approx. Above Grade: **1,788 SqFt**
Living Area Disclosures:

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

Living Area Source: **Field Card**
Levels in Unit: **3**

Heat Zones: **2 Forced Air, Gas**
Parking Spaces: **2 Off-Street**
Disclosures: **Taxes include residential exemption.**

Cool Zones: **2 Central Air**
Garage Spaces: **0**

Complex & Association Information

Complex Name: **Crestview Condominium Trust**
Association: **Yes** Fee: **\$250 Monthly**
Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal**
Special Assessments: **No**

Units in Complex: **10** Complete: **Yes**

Units Owner Occupied: **9** Source: **owner**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14X10	Fireplace, Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Dining Room:	1	22X12	Flooring - Hardwood, Exterior Access, Open Floor Plan
Kitchen:	1	22X12	Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Open Floor Plan, Recessed Lighting, Gas Stove, Peninsula
Main Bedroom:	2	21X21	Closet - Cedar, Flooring - Hardwood
Bedroom 2:	2	10X9	Closet, Flooring - Hardwood
Bedroom 3:	3	16X27	Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	B		-
Bathroom:	3		Bathroom - Full, Bathroom - With Shower Stall

Features

Area Amenities: **Public Transportation, Shopping, Park, Public School, T-Station**
Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Association Pool: **No**
Basement: **Yes Full, Unfinished Basement**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Unit Deed**
Exterior: **Clapboard**
Exterior Features: **Porch, Deck**
Flooring: **Hardwood**
Hot Water: **Natural Gas**
Management: **No Management**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
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: **South**
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: **Unknown** Warranty Features: **No**
Year Built/Converted: **2005**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **1804963012**
Assessed: **\$573,400**
Tax: **\$2,951** Tax Year: **2022**
Book: **51492** Page: **41**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Compensation

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

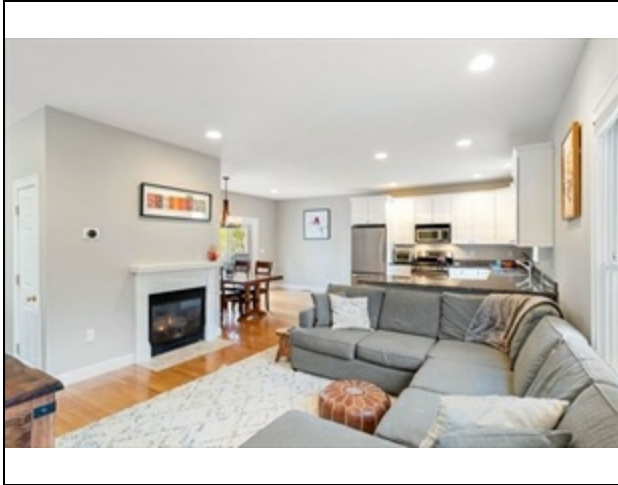
Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800
Listing Agent: **ResCo Team (617) 817-1813**
Team Member(s): **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: **Please email Tim.Deihl@GibsonSIR.com with all showing requests.**

Market Information

Listing Date: **5/10/2022**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$749,000**
Off Market Date:
Sale Date:

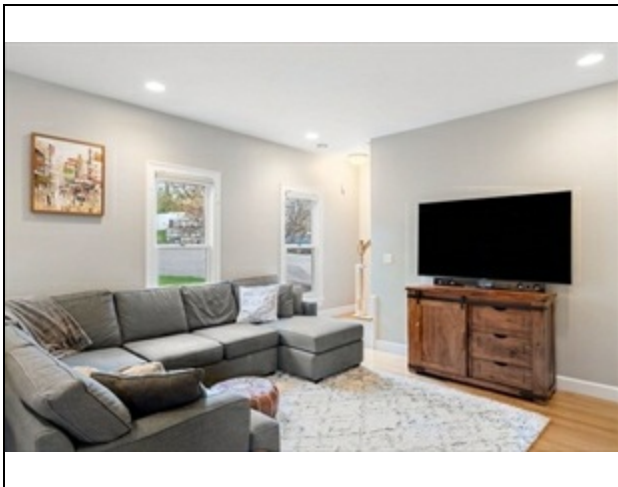
Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:



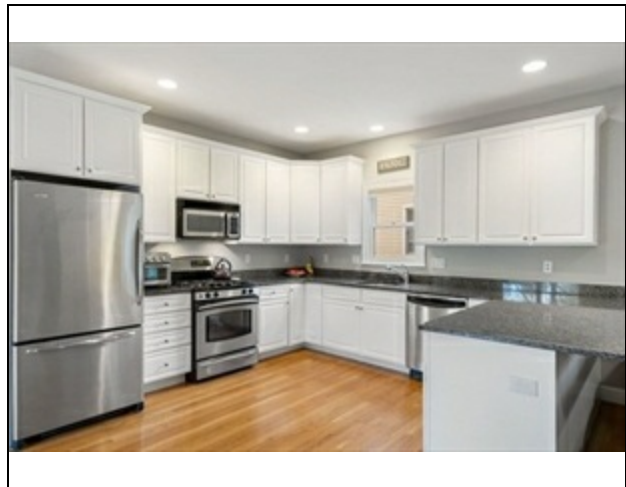
Living Room



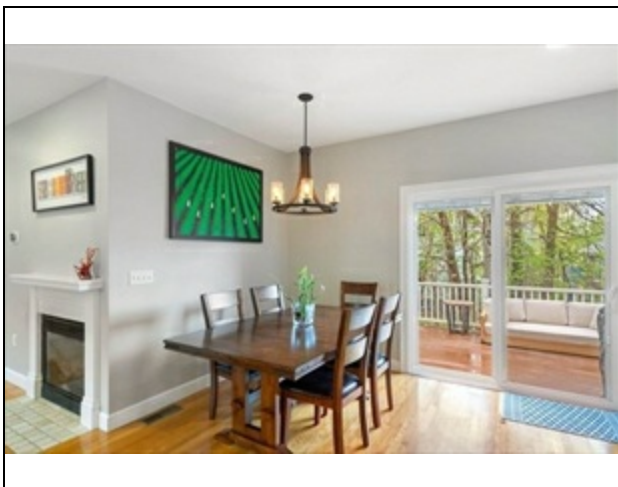
Living Room



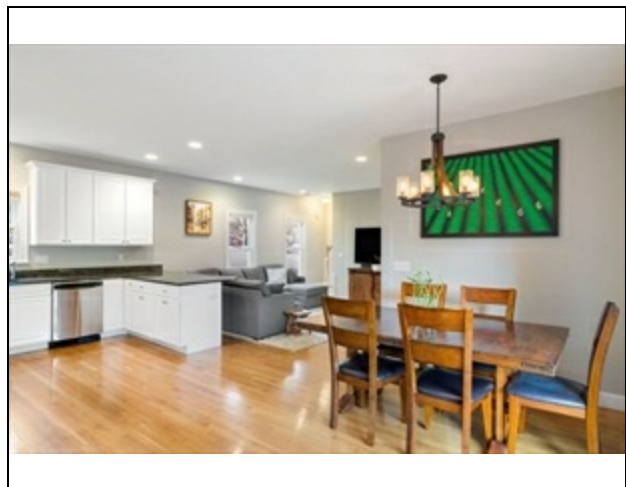
Living Room



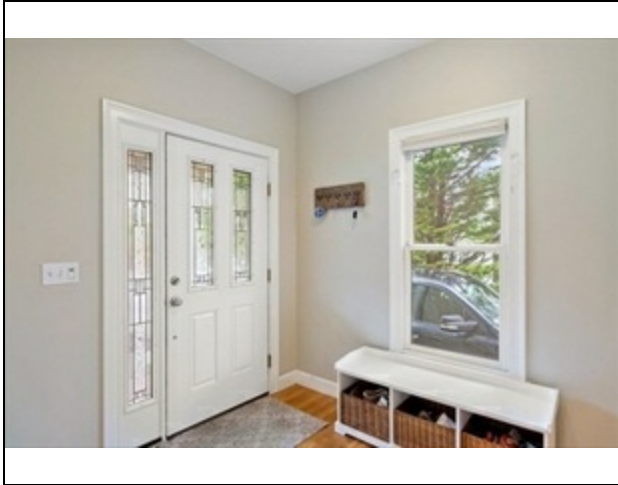
Kitchen



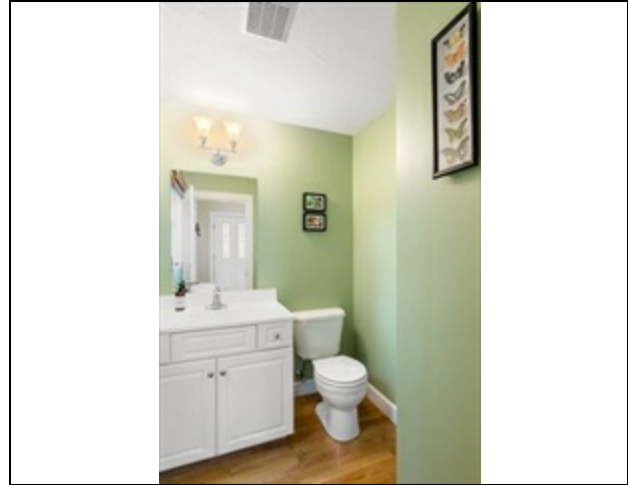
Dining Room



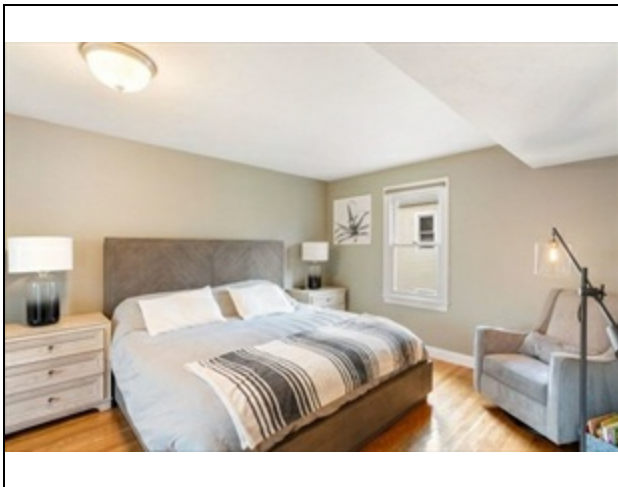
Dining Room



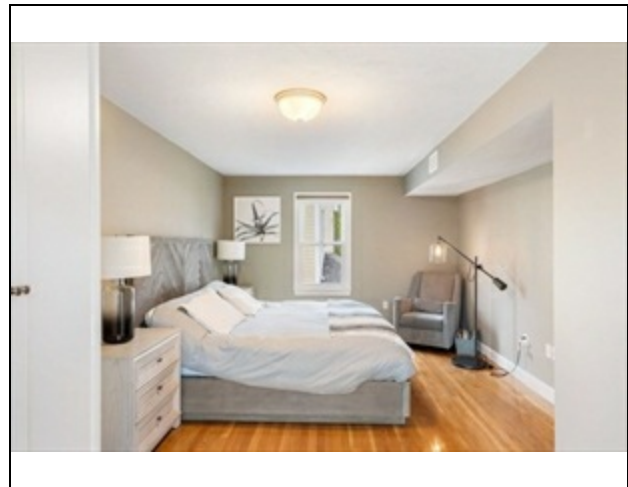
Entry Hall



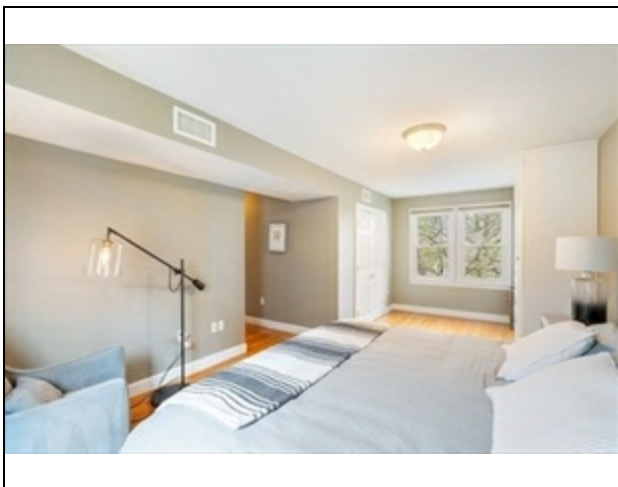
Bathroom - Half



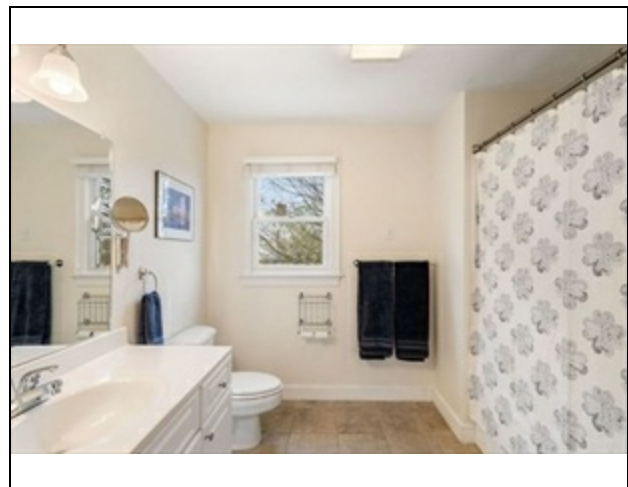
Bedroom



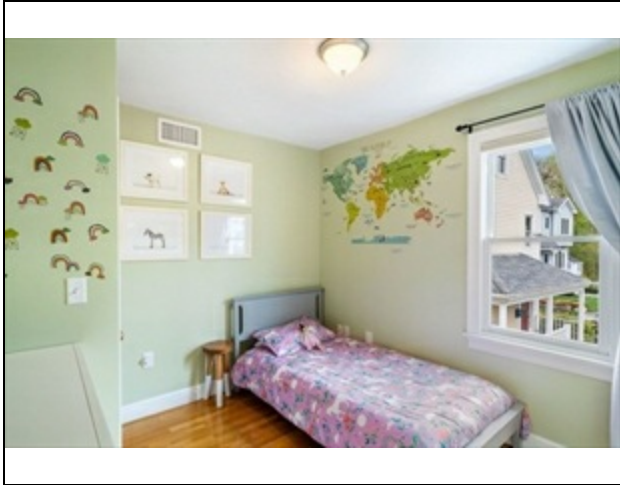
Bedroom



Bedroom



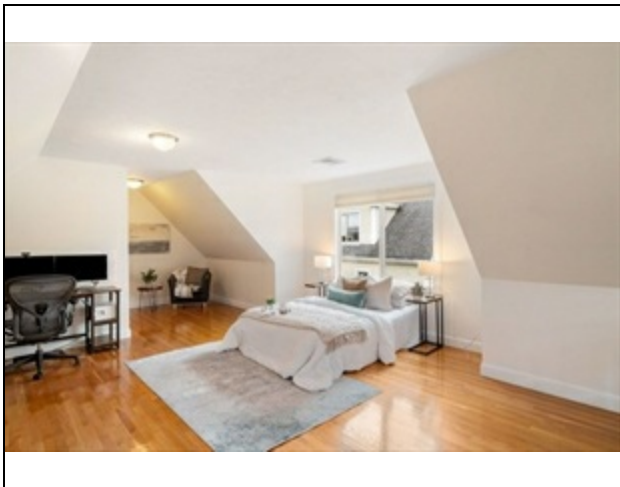
Bathroom - Full



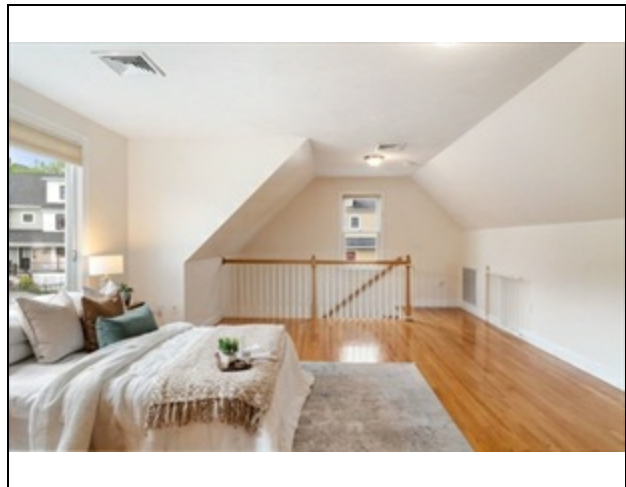
Bedroom 2



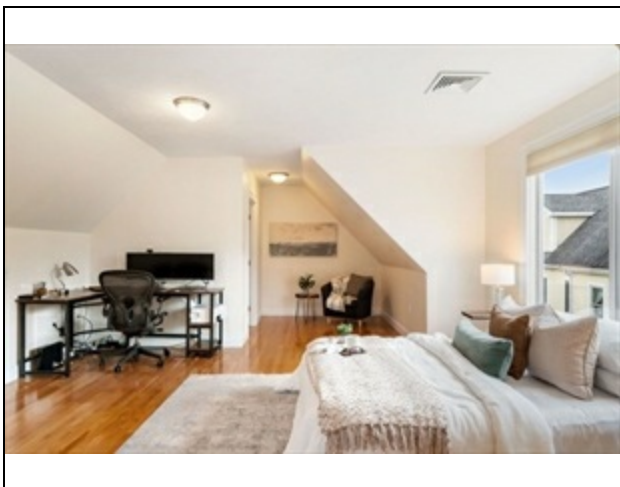
Bathroom - Full



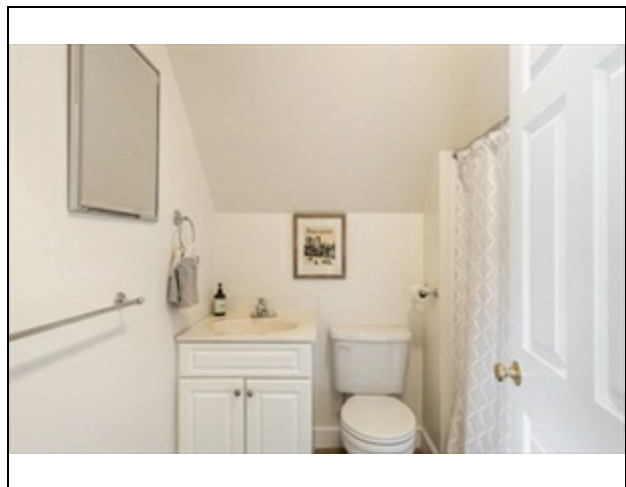
Bathroom 3



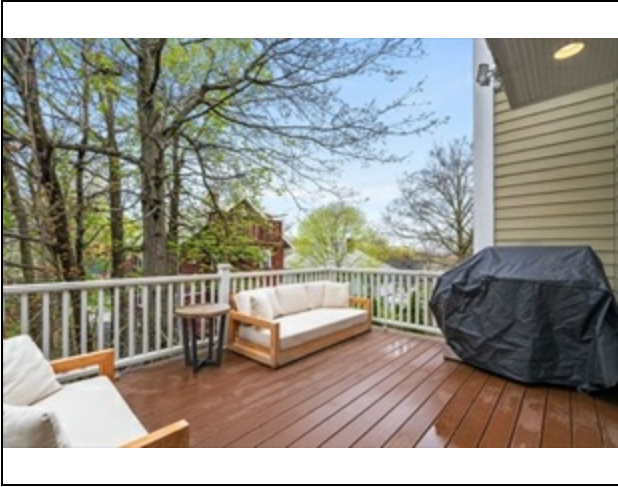
Bedroom 3



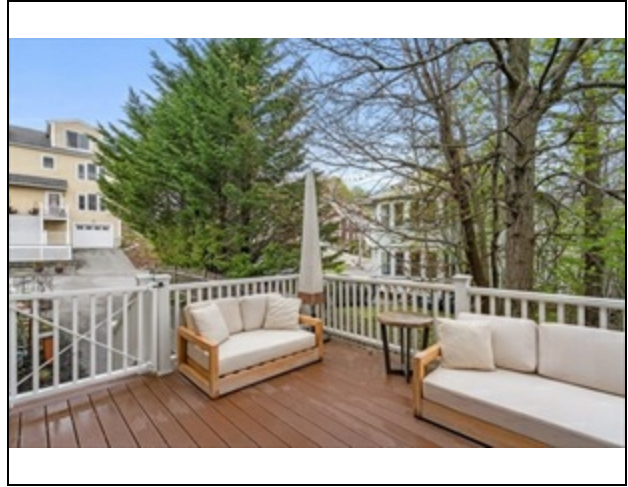
Bedroom 3



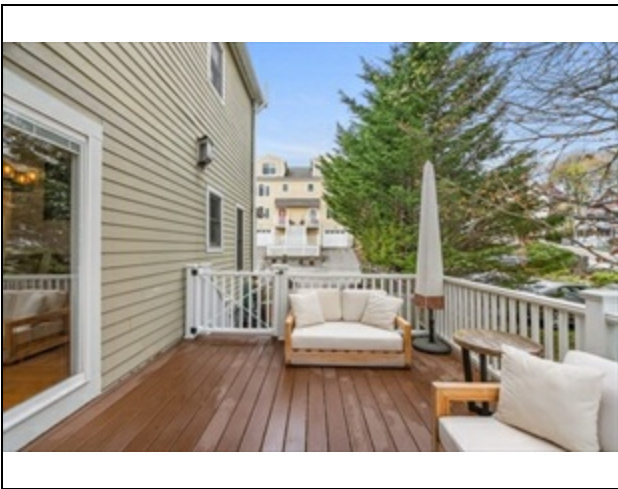
Bathroom - Full



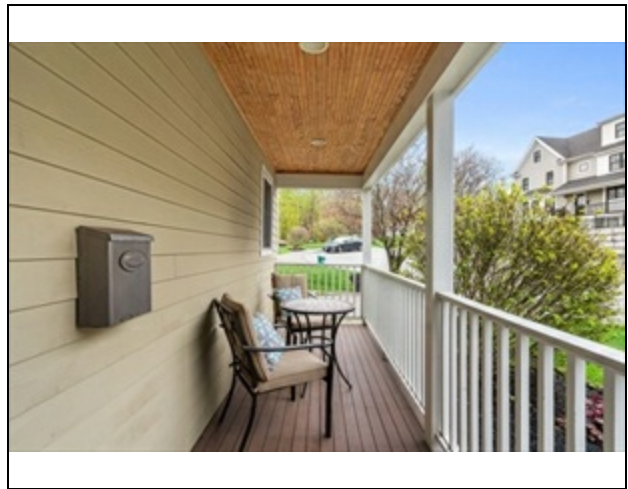
Deck



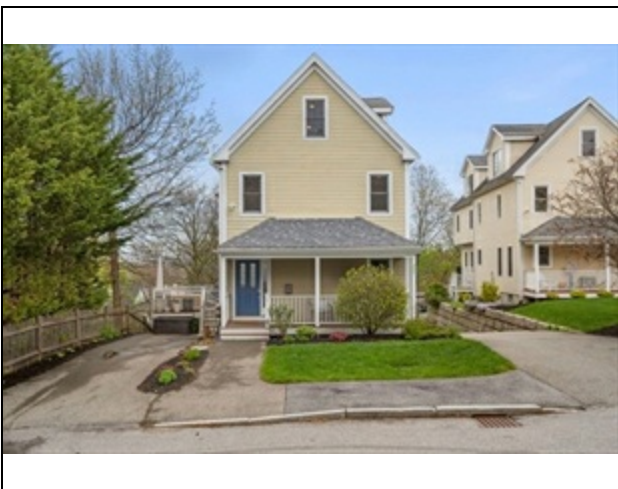
Deck



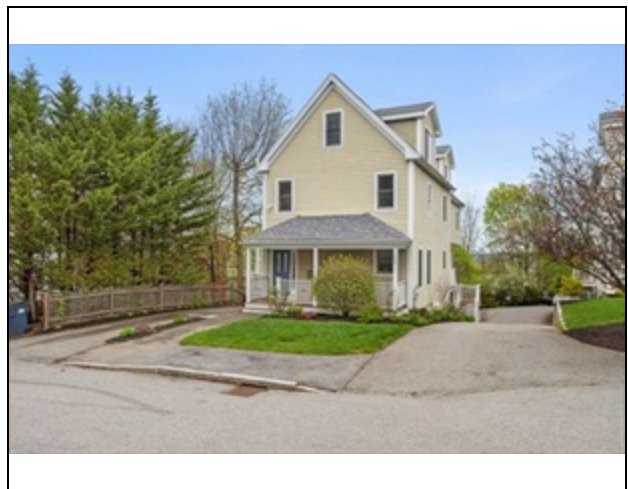
Deck



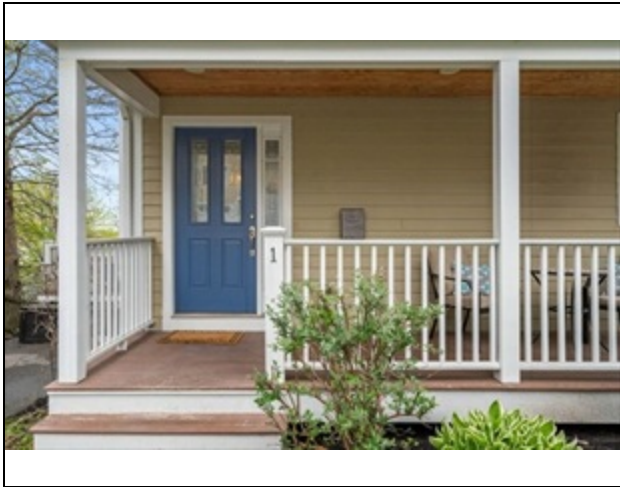
Porch



Exterior - Front



Exterior - Front



Exterior - Front

