

Ginny Jagodynski
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MLS # 72597631 - New
Condo - Townhouse



Porch

758 Shawmut Ave - Unit 1
Boston, MA: Roxbury, 02119-3223
Suffolk County

List Price: **\$179,852**

Unit Placement: **Street**
Unit Level: **1**
Grade School: **Orchard Gardens**
Middle School: **Timilty**
High School: **Boston Central**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **Corner of Ruggles and Shawmut Ave**

Total Rooms: **3**
Bedrooms: **1**
Bathrooms: **1f 0h**
Master Bath: **No**
Fireplaces: **0**

Remarks

1 bedroom 1 bathroom condo in Roxbury for under 200k!! Located on the corner of Shawmut and Ruggles, close to the T station. This unit boasts just over 900 sf of living space. There are washer and dryer hookups in the unit. Beautiful fenced in backyard that is perfect for entertaining, which is shared with 2 other units. This townhome is an income and deed-restricted property. Must meet the Boston Department of Neighborhood Development guidelines and approval. The annual household income shall be less than or equal to 80% AMI. Please see attached HUD income limits. Must be a first time home buyer and owner-occupied. Condo is subject to a Deed Restriction that will limit the future sale price of the home. *Showings start at first group showing, Thursday between 12-2pm. By appointment only.

Property Information

Approx. Living Area: **910 Sq. Ft. (\$197.64/Sq. Ft.)** Approx. Acres: **0.02 (910 Sq. Ft.)** Garage Spaces: **0**
Living Area Includes: Heat Zones: **1 Hot Water Baseboard, Gas** Parking Spaces: **0 On Street Permit**
Living Area Source: **Public Record** Cool Zones: **None** Levels in Unit: **1**
Living Area Disclosures:
Disclosures: **Sale is contingent upon allowance of will and confirmation of title in devisee. HOA fee may possibly be seeing an increase of 10% next year.**

Complex & Association Information

Complex Name: **Shawmut Estates** Units in Complex: **15** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$331.07 Monthly**
Assoc. Fee Incls: **Master Insurance, Landscaping, Snow Removal, Reserve Funds**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		-
Family Room:	1		-
Master Bedroom:	1		-
Bath 1:	1		-
Laundry:	1		-

Features

Area Amenities: **Public Transportation, Shopping, Park, Highway Access, Public School, T-Station**
Appliances: **Range, Dishwasher, Refrigerator**
Association Pool: **No**
Basement: **No**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans**
Electric Features: **100 Amps**
Exterior Features: **Porch, Fenced Yard, Gutters**
Flooring: **Vinyl, Wall to Wall Carpet**
Hot Water: **Natural Gas**
Management: **Professional - Off Site**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built/Converted: **2000**
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 #: **W:09 P:02465 S:012**

Utility Connections: **for Gas Range, Washer Hookup**

Waterfront: **No**

Water View: **No**

Assessed: **\$185,600**

Tax: **\$1,956** Tax Year: **2019**

Book: **25888** Page: **308**

Cert:

Zoning Code: **MFR**

Map: Block: Lot:

Office/Agent Information

Listing Office: **Century 21 Tradition** (781) 599-1776

Listing Agent: **Ginny Jagodynski** (617) 548-8303

Team Member(s):

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, Accompanied Showings, Appointment Required**

Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**

Special Showing Instructions: **See firm remarks**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

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Market Information

Listing Date: **12/3/2019**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$179,852**

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:

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