

For more information on this listing or any other, call or text me!

Jay Balaban 617.293.8932



Kitchen

MLS # 72826640 - New

Condo - Townhouse

213-B Lamartine St - Unit 213-B
Boston, MA: Jamaica Plain, 02130-2261
Suffolk County

List Price: **\$1,200,000**

Unit Placement: **End**

Total Rooms: **6**

Unit Level: **1**

Bedrooms: **3**

Grade School:

Bathrooms: **2f 1h**

Middle School:

Master Bath: **Yes**

High School:

Fireplaces: **0**

Outdoor Space Available: **Yes - Private**

Handicap Access/Features:

Directions: **Address on Lamartine; front door is on Hubbard.**

Remarks

Bright, beautiful and gently lived in all describe this 6 yrs young NE facing end unit townhome with garage parking. *GREAT* JP location, just moments from Southwest Corridor Park, Stony Brook Station & the original City Feed, minutes to Whole Foods. Second floor open floorplan features a central kitchen with huge island, counter seating, ample storage; Quartz/SS, including a five burner Bertazonni stove with pot-filler & hood. Adjacent dining area has a slider out to your private porch. At the front, a large living area with bay window features built-in bookcases and plantation shutters. Upstairs, 2 large bedrooms & 2 baths, with the Primary offering a luxe en-suite bath with double vanity and a custom glass shower, plus a private balcony. 3rd BR/office, also with bay, is on 1st fl and includes laundry. Hardwood/crown molding throughout, central AC, good closet & storage space. Stretch energy code compliant, professional mgmt. Must see!

Property Information

Approx. Living Area: **1,629 Sq. Ft. (\$736.65/Sq. Ft.)** Approx. Acres: **0.17 (7,342 Sq. Ft.)**

Garage Spaces: **2 Under, Garage Door Opener, Heated**

Living Area Includes:

Heat Zones: **3 Forced Air, Electric Baseboard, Gas, Individual, Unit Control**

Parking Spaces: **1 Paved Driveway**

Living Area Source: **Public Record**

Cool Zones: **3 Central Air**

Levels in Unit: **3**

Living Area Disclosures:

Disclosures:

Complex & Association Information

Complex Name: **213 Lamartine Street Condominium** Units in Complex: **3** Complete: **Yes** Units Owner Occupied: **3** Source: **Seller**

Association: **Yes** Fee: **\$471.18 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Reserve Funds, Management Fee**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	12X18	Flooring - Hardwood, Window(s) - Bay/Bow/Box, Cable Hookup, Open Floor Plan, Recessed Lighting, Crown Molding
Dining Room:	2	10X13	Flooring - Hardwood, Balcony - Exterior, Exterior Access, Open Floor Plan, Slider, Lighting - Overhead, Crown Molding
Kitchen:	2	13X13	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Pot Filler Faucet, Gas Stove, Lighting - Pendant, Crown Molding
Master Bedroom:	3	11X18	Bathroom - 3/4, Bathroom - Double Vanity/Sink, Ceiling Fan(s), Closet, Flooring - Hardwood, Balcony - Exterior, Cable Hookup, Recessed Lighting, Slider, Lighting - Sconce, Crown Molding
Bedroom 2:	3	10X14	Closet, Flooring - Hardwood, Cable Hookup, Recessed Lighting, Crown Molding
Bedroom 3:	1	10X19	Flooring - Hardwood, Window(s) - Bay/Bow/Box
Bath 1:	2		Bathroom - Half
Bath 2:	3		Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Recessed Lighting
Bath 3:	3		Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting
Laundry:	1		-

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog**

Other Property Info

Adult Community: **No**

Trails, Golf Course, Medical Facility, Laundromat, Bike Path, House of Worship, Public School, T-Station

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Association Pool: **No**

Basement: **Yes Full, Interior Access, Concrete Floor**

Beach: **No**

Construction: **Frame**

Docs in Hand: **Master Deed, Unit Deed, Master Plan**

Electric Features: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**

Exterior: **Clapboard**

Exterior Features: **Porch, Balcony, Screens, Gutters**

Flooring: **Wood, Tile**

Hot Water: **Natural Gas, Tankless**

Insulation Features: **Full**

Interior Features: **Cable Available, Internet Available - Broadband**

Management: **Professional - Off Site**

Pets Allowed: **Yes**

Roof Material: **Asphalt/Fiberglass Shingles, Rubber**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Sewage District: **MWRA**

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

Waterfront: **No**

Water View: **No**

Elevator: **No**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **Northeast**

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: **No** Warranty Features: **No**

Year Built/Converted: **2015**

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 #: **W:19 P:00603 S:006**

Assessed: **\$895,600**

Tax: **\$9,458** Tax Year: **2020**

Book: **54738** Page: **180**


Cert: **000000058832**

Zoning Code: **RES**

Map: **19** Block: **00603** Lot: **006**

Office/Agent Information

Listing Office: **Unlimited Sotheby's International Realty**  (617) 522-2200

Listing Agent: **Jay Balaban**  (617) 293-8932

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: **Accompanied Showings, Appointment Required**

Showing: Facilitator: **Accompanied Showings, Appointment Required**

Special Showing Instructions: **Showings start Thursday 5/6. Call/text Jay 617-293-8932.**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.50**

Facilitator: **2.50**

Compensation Based On: **Net Sale Price**

Firm Remarks

2 TVs & attached speaker system professionally installed by Huntington TV - will remain as a gift for buyers.

Market Information

Listing Date: **5/5/2021**

Days on Market: Property has been on the market for a total of **2** day(s)

Expiration Date:

Original Price: **\$1,200,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **2** day(s)

Office Market Time: Office has listed this property for **2** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Market History for 213-B Lamartine St U:213-B, Boston, MA: Jamaica Plain, 02130-2261

MLS #	Date		DOM	DTO	Price
72826640	5/5/2021	Listed for \$1,200,000			
		Jay Balaban	2		\$1,200,000
Market History for Unlimited Sotheby's International Realty (AN1594)			2		
Market History for this property			2		