



**Condo - Mid-Rise**

**42 Rockview St - Unit 4  
Boston, MA: Jamaica Plain, 02130  
Suffolk County**

List Price: **\$549,900**

Unit Placement: **Upper, Back** Total Rooms: **4**  
 Unit Level: **2** Bedrooms: **2**  
 Grade School: **BPS** Bathrooms: **1f 0h**  
 Middle School: **BPS** Main Bath: **No**  
 High School: **BPS** Fireplaces: **0**  
 Outdoor Space Available: **Yes - Private** Approx. Acres:  
 Handicap Access/Features: **No**  
 Directions: **Central St to Spring Park or Green to Rockview.**

**Remarks**

Welcome home to this sun-drenched two-bedroom, second-floor unit, in Boston's favored Jamaica Plain neighborhood. This corner unit with a functional layout offers a comfortable living space with a highly sought-after private deck. The unit is meticulously maintained, freshly painted & in a move-in condition, featuring updates for modern living and convenience. The bright eat-in kitchen features wood floors, stainless steel appliances & granite countertops. You will fall in love with the gorgeous, freshly stained, oversized back deck, ideal for entertaining, morning coffee, or evening cocktails - this will truly be your dream outdoor living space. The generous bedrooms are both equipped with ample closet space. Additional features include an in-unit washer & dryer, central air-conditioning, extra storage space in the basement & hybrid water heater/heat pump. Conveniently located on Rockview Street, this unit is in close proximity to two Orange Line T stops, Jamaica Pond, Arboretum, & Longwood Medical.

**Property Information**

Approx. Living Area Total: **805 SqFt (\$683.11/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
 Approx. Above Grade: **805 SqFt** Approx. Below Grade: Levels in Unit: **1**  
 Living Area Disclosures:

Heat Zones: **1 Forced Air, Gas** Cool Zones: **1 Central Air**  
 Parking Spaces: **0 On Street Permit** Garage Spaces: **0**  
 Disclosures: **The tax amount includes residential exemption. The attached bookshelf in the living room & second bedroom and a wall-mounted pot rack in the kitchen are included in the sale.**

**Complex & Association Information**

Complex Name: **Rockview Condominium** Units in Complex: **6 Complete: Yes** Units Owner Occupied: **6 Source: Seller**  
 Association: **Yes Fee: \$258 Monthly**  
 Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Landscaping, Snow Removal, Reserve Funds**  
 Special Assessments: **Yes - \$2,007 - An ongoing special assessment for siding replacement in an alleyway is already covered by the seller and the work is almost completed.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	2		Flooring - Hardwood, Window(s) - Bay/Bow/Box, Open Floor Plan
Kitchen:	2		Flooring - Wood, Window(s) - Bay/Bow/Box, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Dryer Hookup - Electric, Exterior Access, Recessed Lighting, Remodeled, Stainless Steel Appliances, Washer Hookup, Gas Stove
Main Bedroom:	2		Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Bedroom 2:	2		Closet, Flooring - Hardwood, Window(s) - Picture
Bath 1:	2		Bathroom - Full, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile, Window(s) - Picture

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Laundromat, Bike Path, Public School, T-Station**  
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer / Dryer Combo**  
 Assoc. Security: **Intercom**  
 Basement: **Yes Full, Walk Out, Concrete Floor, Unfinished Basement**  
 Beach: **No**  
 Construction: **Frame**  
 Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements**  
 Electric Features: **110 Volts**  
 Energy Features: **Insulated Windows**  
 Exterior: **Aluminum, Vinyl**  
 Exterior Features: **Deck, Deck - Wood**  
 Flooring: **Tile, Hardwood**

**Other Property Info**

Elevator: **No**  
 Disclosure Declaration: **Yes**  
 Exclusions:  
 Laundry Features: **In Unit**  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built/Converted: **1905/2006**  
 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:19 P:00991 S:008**  
 Assessed: **\$488,500**

Hot Water: **Electric**  
Insulation Features: **Blown In**  
Interior Features: **Intercom**  
Management: **Owner Association**  
Pets Allowed: **Yes w/ Restrictions**  
Roof Material: **Rubber**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup**  
Waterfront: **No**  
Water View: **No**

Tax: **\$2,018.9** Tax Year: **2022**

Book: **54393** Page: **317**

Cert: **00000034179**

Zoning Code: **CD**

Map: Block: Lot:

### **Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

### **Office/Agent Information**

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Listing Office: **Dina's Realty, LLC**  (781) 656-5156

Listing Agent: **Sladjana Zivkovic-Vukovic**  (857) 249-7631

Team Member(s): **Sladjana Zivkovic-Vukovic**  (857) 249-7631

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, Email List Agent**

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

Special Showing Instructions: **Buyers welcome to Broker Tour. For showings email sladj@invisionre.com**

### **Firm Remarks**

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**Offers if any due on Monday, 05/9 at 1 p.m. Please send the offer as one PDF file to sladj@invisionre.com. Buyers welcome to Broker Tour on Thursday. Open House on Sat 05/7, 12-2 pm & Sun 05/8, 11-1 pm.**

### **Market Information**

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Listing Date: **5/3/2022**

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

Expiration Date:

Original Price:

Off Market Date:

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

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

Cash Paid for Upgrades:

Seller Concessions at Closing:

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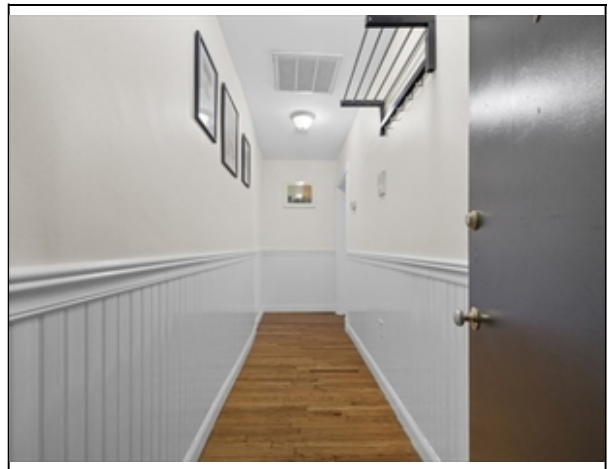
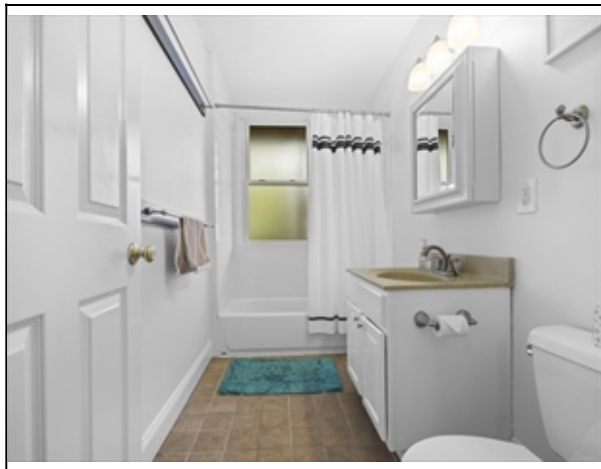
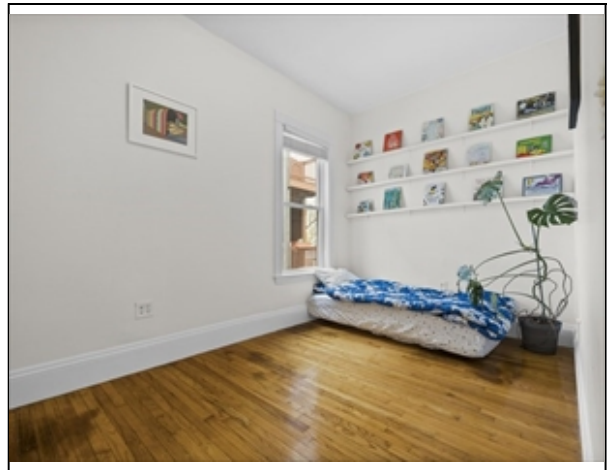
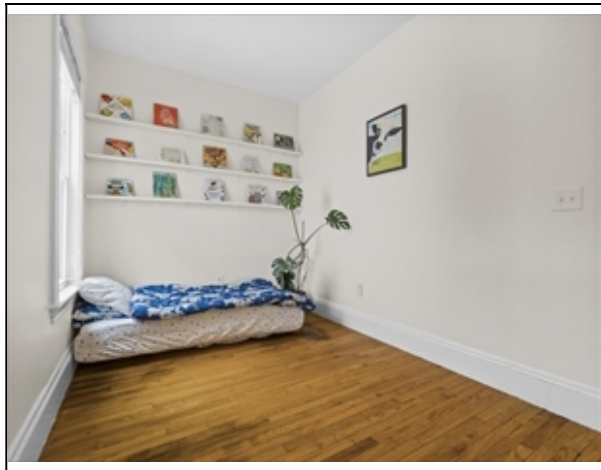
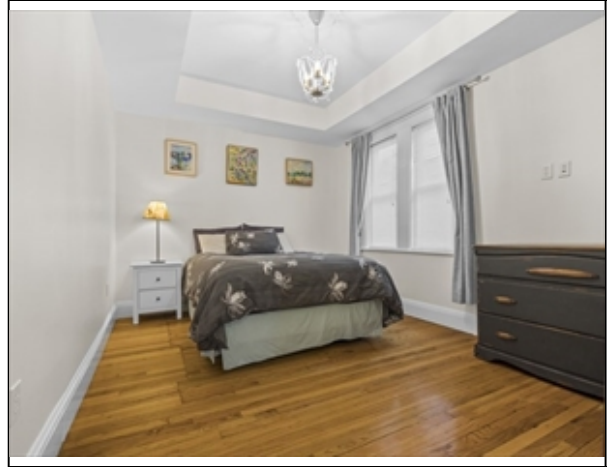
Condominium - Condo  
List Price: \$549,900



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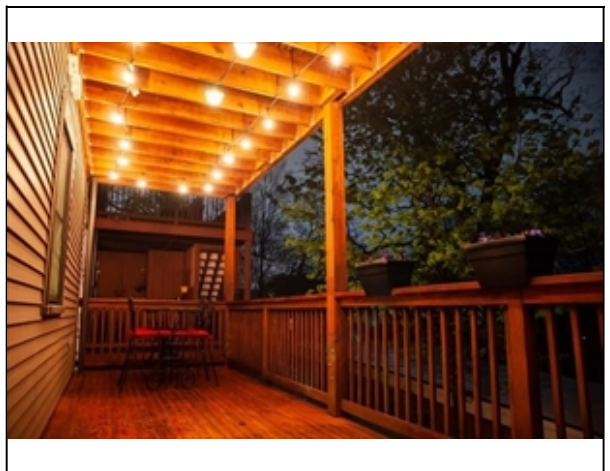
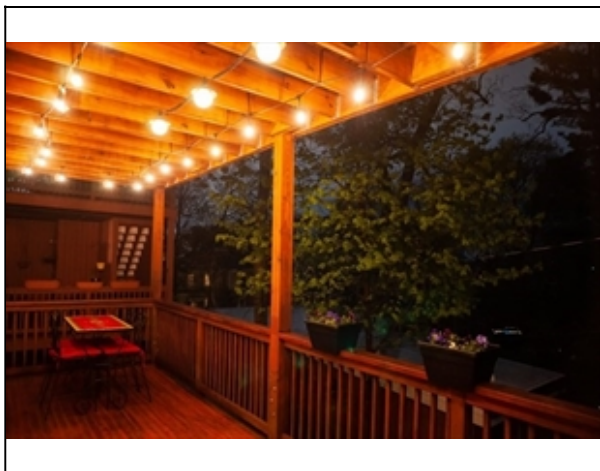
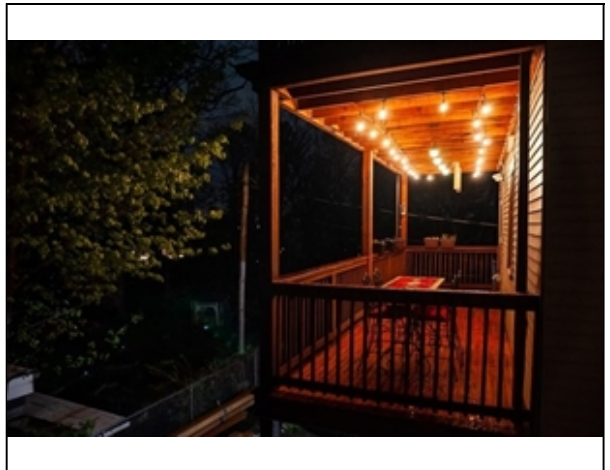
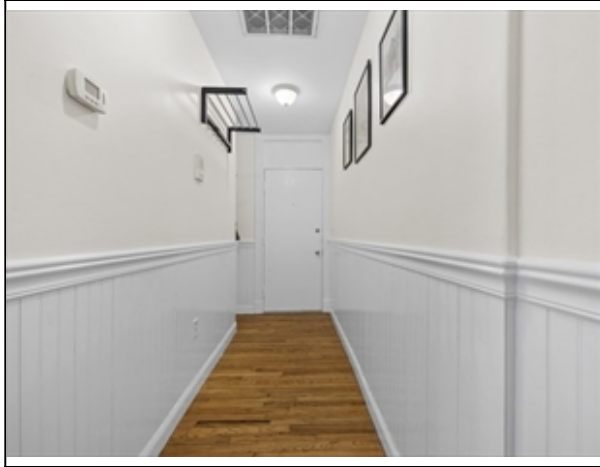
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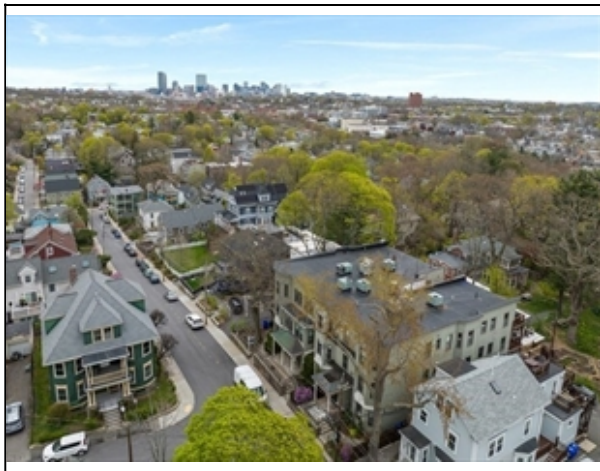
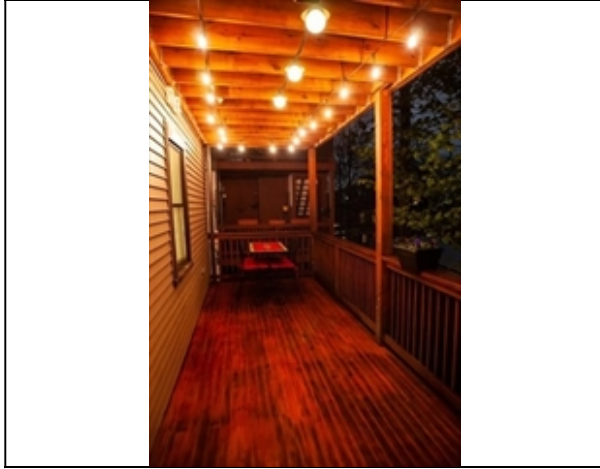
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