



Unlimited | Sotheby's
INTERNATIONAL REALTY

9-11 LOURDES AVENUE UNIT 2 - JAMAICA PLAIN

OFFERED AT \$725,000

2 BED | 2 BATH | 1058 SQ.FT.

11LOURDES.COM

exclusively listed & marketed by



TRISHA SOLIO, REALTOR®

THE SURREALTORS

617.293.8070

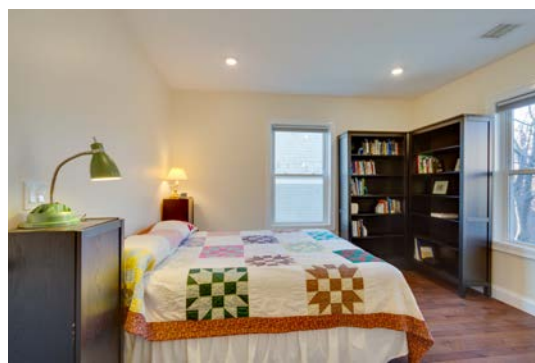
trisha.solio@unlimitedsir.com

thesurrealtors.com

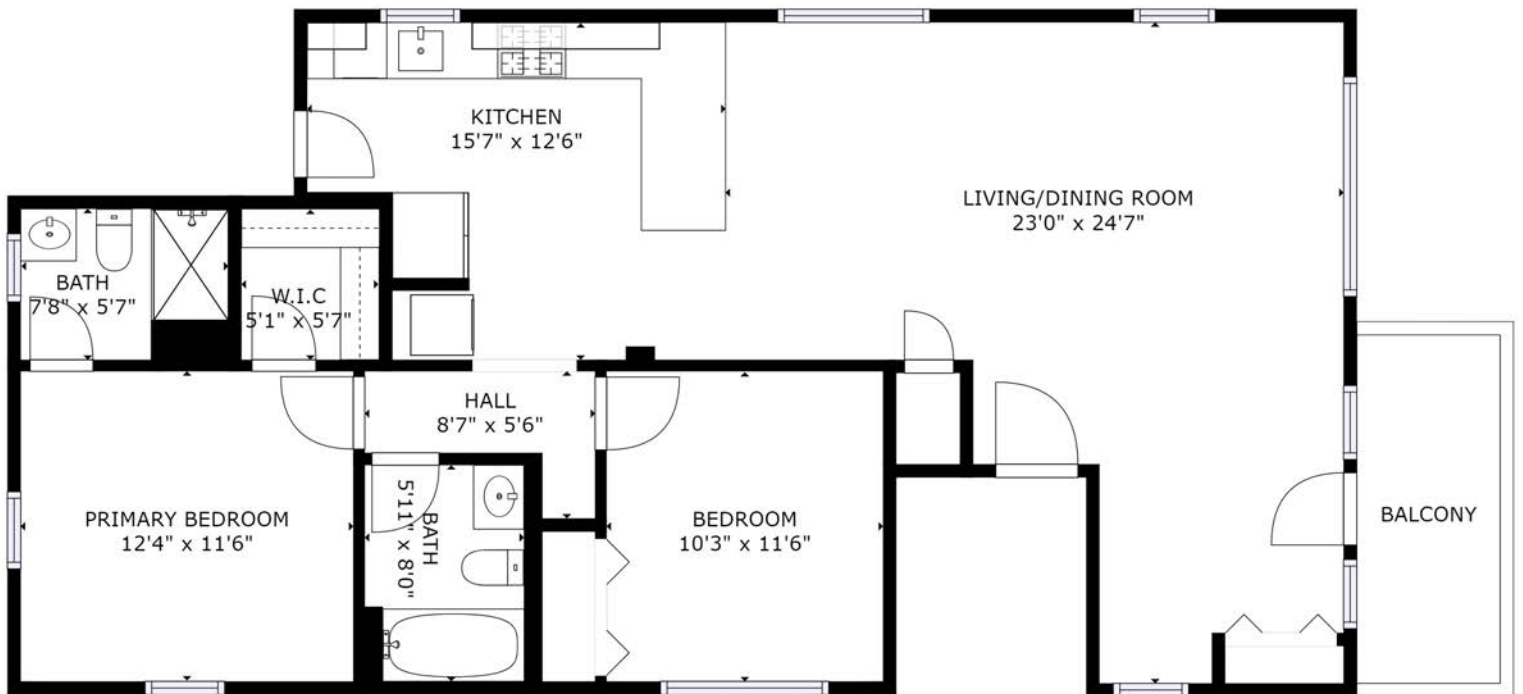


BRIGHT AND SPACIOUS JAMAICA PLAIN CONDO

This gorgeous 2 bed, 2 bath condo offers high ceilings, tons of windows, open floor plan plus bonus spaces that include a generous office, private front and rear porches, and basement storage. Elegant touches abound—recessed lighting, decorative moldings, a glass and tile en suite bath. You will get the energy savings you would expect with a deep 2017 renovation that included a modern HVAC system, full insulation, new windows and tankless hot water. Plus new exterior siding, roof and systems. Your inner chef will delight in the beautiful kitchen with shaker cabinets, tile back splash, quartz countertops and breakfast bar. Hardwood floors, central air, in-unit laundry, parking. Great location 0.4 mi to Green Street Station and around the corner from Franklin Park. Walk Score "82 Very Walkable" Transit Score "75 Excellent Transit" Bike Score "74 Very Bikeable".



FLOOR PLAN



For representation purpose, dimensions are estimates

3D MATTERPORT TOUR

9-11 Lourdes Avenue #2,
Jamaica Plain MA



Click above to virtually explore this home with this unique 3D walk through. Zoom out and see a 3D digital twin of this home from the outside and rotate it along any axis to see it from any perspective. You'll be able to get the big picture of this space.



MLS # 72950649 - New

Condo - 2/3 Family

9-11 Lourdes Avenue - Unit 2
Boston, MA: Jamaica Plain, 02130
Suffolk County

List Price: **\$725,000**

Unit Placement:
 Unit Level: **2**
 Grade School:
 Middle School:
 High School:
 Outdoor Space Available:
 Handicap Access/Features:
 Directions: **Forest Hills Street to Lourdes**

Total Rooms: **5**
 Bedrooms: **2**
 Bathrooms: **2f 0h**
 Master Bath:
 Fireplaces: **0**

Remarks

This gorgeous, bright, and spacious 5/6 RM 2BR 2BA condo offers high ceilings, tons of windows, open floor plan plus bonus spaces that include a generous office, private front & rear porches, and basement storage. Elegant touches abound—recessed lighting, decorative moldings, a glass and tile en suite bath. You will get the energy savings you would expect with a deep 2017 renovation that included a modern HVAC system, full insulation, new windows & tankless hot water. Plus new exterior siding, roof and systems. Your inner chef will delight in the beautiful kitchen with shaker cabinets, tile back splash, quartz countertops & breakfast bar. Hardwood floors, central air, in-unit laundry, parking. Great location .4 mi to Green St Station and around the corner from Franklin Park. Walk Score "82 Very Walkable" Transit Score "75 Excellent Transit" Bike Score "74 Very Bikeable". Virtual Tour: <https://my.matterport.com/show/?m=gR5QVB4eNFn&mls=1> Open House Fri 3/11 5:00-6:00 Sun 3/13 1:30-3:00

Property Information

Approx. Living Area: **1,058 Sq. Ft. (\$685.26/Sq. Ft.)** Approx. Acres: **0.1 (4,230 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **1 Forced Air, Gas** Parking Spaces: **1 Off-Street**
 Living Area Source: **Unit Floor Plan** Cool Zones: **1 Central Air, Unit Control** Levels in Unit: **1**
 Living Area Disclosures: **Does not include front and back porches**
 Disclosures: **Taxes reflect Residential Exemption. Seller prefers a closing toward the end of June. Walk-in closet shelf not properly affixed. \$4191 in condo account. Gas 12 months \$421. Electric 12 months \$984.**

Complex & Association Information

Complex Name: Units in Complex: **3** Complete: Units Owner Occupied: **3** Source: **Owner**
 Association: **Yes** Fee: **\$195 Monthly**
 Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Snow Removal, Reserve Funds**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	12'5"X14'1"	Flooring - Hardwood, Open Floor Plan, Recessed Lighting, Crown Molding
Dining Room:	2	12'5"X10	Flooring - Hardwood, Open Floor Plan, Recessed Lighting, Crown Molding
Kitchen:	2	12'5"X14'	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Dryer Hookup - Electric, Open Floor Plan, Recessed Lighting, Washer Hookup, Gas Stove, Peninsula, Lighting - Pendant, Crown Molding
Master Bedroom:	2	11'5"X12'2"	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Recessed Lighting
Bedroom 2:	2	11'5"X10'2"	Closet, Flooring - Hardwood, Recessed Lighting
Bath 1:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	2		-
Office:		7'11"X9'	Closet, Flooring - Hardwood, Balcony / Deck, Open Floor Plan, Recessed Lighting, Crown Molding
Other:			-

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area, T-Station**
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Association Pool: **No**
 Basement: **Yes Full, Walk Out, Interior Access**
 Beach: **No**
 Construction: **Frame**
 Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Master Plan**
 Electric Features: **Circuit Breakers**
 Energy Features: **Insulated Windows**
 Exterior: **Fiber Cement Siding**
 Exterior Features: **Deck - Wood, Deck - Composite**
 Flooring: **Tile, Hardwood**
 Hot Water: **Natural Gas, Tankless**
 Insulation Features: **Full**
 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 Electric Dryer, Washer Hookup, Icemaker Connection**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Facing Direction: **South**
 Laundry Features: **In Unit**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built/Converted: **1900/2017**
 Year Built Source: **Public Record**
 Year Built Desc: **Approximate**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **1102912004**
 Assessed: **\$597,200**
 Tax: **\$3,213** Tax Year: **2022**
 Book: **58059** Page: **140**
 Cert:
 Zoning Code: **RES**
 Map: Block: Lot:

Compensation

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

Office/Agent Information

Office: Unlimited Sotheby's International Realty (617) 522-2200
Agent: Trisha Solio (617) 293-8070



TRISHA SOLIO
REALTOR®

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Your real estate expert

Trisha is a top selling agent and perennial winner of real estate production awards and was included in Boston Magazine's Top Real Estate Agents in 2019. Trisha is a National Association of Realtors Green Designee, a Seniors Real Estate Specialist (SRES), and an Accredited Staging professional, among other designations.