

FAQ & Disclosures

83 Aldrich Street #1 in Roslindale



Answers provided by the seller or management. Buyers must do their own due diligence to verify any information.



BASICS

Property Address: 83 Aldrich Street #1, Roslindale, MA 02131

Beds: 2 | **Baths:** 1 | **Living space:** 1,084 (1545 with basement)

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CONDO HOA

What is the official name of the HOA? 83 Aldrich Street Condominium Trust

How many units in the HOA and how many are owner occupied? 2/2

FINANCES - HOA

How much cash does the HOA currently have in its reserves? A little less than \$3K.

We're happy to provide bank statements upon request.

How much is the HOA fee and how is it collected? \$250/month, deposited by separate unit owners.

What does your HOA fee cover? Master Insurance, Water/Sewer, Exterior/Common Maintenance, building a reserve.

ASSESSMENTS, PROJECTS, MAINTENANCE - HOA

Are there any upcoming assessments or special assessments approved by the HOA?

N/A

Is there any work in the common domain being discussed by the HOA as potential future assessments? N/A

List any projects the HOA has completed during your ownership tenure: New garage door

How is landscaping and yard clean up typically handled? Done by owners

How is snow removal handled? Completed by owners

COMMON VS PRIVATE - HOA

Tell us about any private storage you may have outside of the unit: Garage is shared by both units with no delineation

Are there any divisions in common areas, in either the interior or on the grounds, designated for exclusive use of any units? Basement is separated by a wall, Unit 1 is closest to the door (on the right).

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RULES REGS - HOA

Are there any restrictions on renting? No. **Are pets allowed?** Yes **Are there any prohibitions on smoking?** No **Any rules related to signage or decorations?** No

PARKING

Is there parking? Street parking.

Whether you have parking or not, can you give a sense of on-street parking near your house? Easy on-street parking, especially along Cornell.

Please briefly describe the parking situation? No parking but a small garage for storage

Please briefly describe the garage: Garage is shared between unit owners. Perhaps better suited for bikes or storage. It's too small for cars.

If garage is detached, briefly describe its age and condition: It's old, detached and in need of work.

How best to access the garage? From the street- key is required to open garage which we will provide.

ENVELOPE/EXTERIOR

What can you tell us about the roof? Roughly 4-5 years old

Please describe the siding on the home: Aluminum siding

What can you tell us about the windows? Windows were replaced roughly 4-5 years ago, all windows function appropriately.

Is the home insulated? Home is insulated.



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If there is decking, please describe the age/condition/materials. Porches are in very good condition, potentially replaced 4-5 years ago (before owners took possession).

SYSTEMS

Heating systems: Gas fired, steam radiators, 2011 install

Cooling system: None

Water heater: Gas fired, 40 gallon, approx 2019 install

Electrical service: 100 amps, circuit breakers

Do you have a fireplace or fireplaces? No

Are there any other systems we should know about? Sump pump in the basement (located on unit 2's private storage side).

SERVICES/UTILITIES

Electricity: Eversource- about 150 dollars/month in cooler months, around 300/month when using air conditioning.

Natural Gas/Propane: National Grid- about 40 dollars/month in warmer months, about 100 dollars/month when using heat (the insulation helps).

Cable/Internet: Verizon, I believe that Xfinity is also available but both units of 83 Aldrich use Verizon.

APPLIANCES/FIXTURES

Which appliances are you planning to convey with the sale? Stove/Range, Refrigerator*, Washer, Dryer, Dishwasher (*sellers planning to take and replace fridge prior to closing)

Any fixtures you're planning to take? Porch window flower boxes screwed into the front porch will be removed before sale.

Additional Notes not covered in Appliances/Fixtures: Stove hood is exterior venting

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UPDATES, IMPROVEMENTS, RENOVATIONS

Can you list any recent updates or repairs you've made? Gave the kitchen a facelift in 2024

If you were planning to stay in the home, can you list any improvements or updates you would make? Garage needs some work (exterior and windows, has been cleaned out of junk during our tenure).

DISCLOSURES

Any active audio or video recording devices on the premises? No

Is there anything in the house or on the grounds in need of repair? Parts of the garage; character window in living room has a small crack.

Are there any ACTIVE water incursions we need to disclose? Some small water enters the basement during heavy rains but not enough to puddle, more like dampness.

Any evidence or history of old water damage that has since ceased or been repaired? N/A

Any active knob & tube wiring that you are aware of? No

That you know of, are there any open permits for work you've had done while you've owned the property? No

Are there any hazardous materials on the premises that you're aware of? No

LOCATION, LOCATION, LOCATION

What do you love about the neighborhood? Very family friendly, slightly walkable to Roslindale center and West Roxbury restaurants

Which are your go-to restaurants for dining out, delivery, or take-out? 753 South, West on Centre, Porter Cafe, Rutchada for Thai takeout, Shanti for Indian.

Are there any hidden gems in your neighborhood worth noting? Farmers markets and craft fairs in Roslindale center!

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SELLERS WORDS

What do you love about this home? Has a lot of character from the built in in the dining room to the molding to the porches on the back and front. Very good home to get your start into real estate- good amount of space and lots of room for decorating for the holidays.

Why are you selling? Moving to CT to be closer to family in CT and NJ- purchased a single family home there.

What is your preferred timeline for closing? 30 day closing

