

# FAQ & Disclosures

## 15 Vogel Street *in West Roxbury*



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



### BASICS

**Property Address:** 15 Vogel St, Boston, MA: West Roxbury 02132

**Beds:** 3 | **Baths:** 2 | **Living space:** 1446 sqft | **Lot Size:** 4831

**1 Driveway Pkg + 1 Garage Pkg**

### PARKING

**Whether you have parking or not, can you give a sense of on-street parking near your house?**

Street parking in front of home is almost always available. We've never needed to park farther away than the next-door neighbor's home.

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**Excluding any garage space, how many spaces do you have?** 1 space in driveway plus one car garage

**Please briefly describe the parking situation?** Single driveway space is directly behind Single car garage entry

**Please briefly describe the garage:** It's attached and beneath the home. 19' x 10'10". Includes dedicated outlets for car charging and for inlet box for emergency generator power.

**How best to access the garage?** Standard remotes and smart Wi-Fi opener connectivity

## ENVELOPE/EXTERIOR

**What can you tell us about the roof?** 2019 stated in writing by prior owner. No maintenance required during occupancy.

**Please describe the siding on the home:** 2016 stated in writing by prior owner. Very good condition.

**What can you tell us about the windows?** 2019 New windows installed upstairs and in basement; Stated by prior owner in writing. Main level windows are updated from the original windows, but year of install is not known.

**Is the home insulated?** Main level appears to be blown in cellulose and renovated upstairs appears to be fiberglass batt. Attic is spray foam insulation.

## SYSTEMS

**Heating systems:** Gas forced air heating. HVAC 2019 install stated by prior owner in writing. Central HVAC throughout main level and second floor. Single zone with smart thermostat monitoring temperature on both main and second floor. Commercial grade dehumidifier and vapor barrier in basement.

**Cooling system:** Exterior compressor AC. HVAC 2019 install stated by prior owner in writing.

**Water heater:** Gas water heater installed 2020 as stated by prior owner in writing.

**Electrical service:** 100 amp service with new electrical throughout all levels.

**Do you have a fireplace or fireplaces?** Yes

**Are there any other systems we should know about?** Hardwood floors refinished on first floor 2024. Full perimeter basement French drain and sump pump.



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## FIREPLACES

**How many active fireplaces do you have?** 1

**Are they gas, pellet, wood-burning, or electric?** Wood burning

**If they are wood or pellet burning, when is the last time you've had the flue inspected or serviced?** Inspected in 2024. Not used by current occupants {Neither seller nor listing agent make any representations as to the functionality or safety of the fireplace.

## GROUNDS

**Are there any easements recorded on the deed that you're aware of?** None that I'm aware of

**If there is a fence, to whom does it belong?** Backyard fenced in. Three side sides belonging to neighbors and one side to the current occupants

**Are there retaining walls?** Retaining walls in both front and backyard. Both in very good condition.

**Are there any shared use/access agreements with abutters?** None that I'm aware of

**Anything else about the lot/grounds that you can tell us about?** Low-voltage electrical in backyard for landscape lighting. Surface level drip irrigation in backyard.

## SERVICES/UTILITIES

**Electricity:** Eversource 250/ month summer. 450 winter per mo

**Natural Gas/Propane:** National grid 50 summer. 250 winter per mo

**Oil:** N/a

**Cable/Internet:** Verizon fiber internet

**Thermostat:** Honeywell smart thermostat with remote temperature sensor. Staying with home

**Any professional contracts you have ongoing?** N/a

## APPLIANCES/FIXTURES

**Which appliances are you planning to convey with the sale?** Stove/Range, Refrigerator, Washer, Dryer, Dishwasher, Dehumidifier, Other - See Notes

**Are there additional appliances or tools you'd consider leaving behind?** Suggest: basement storage rack system, custom closets in master bed. Would consider: pellet grill/smoker, patio furniture, furniture/wall hangings

**Any fixtures you're planning to take?** No.



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## UPDATES, IMPROVEMENTS, RENOVATIONS

**Can you list any recent updates or repairs you've made?** First floor hardwood floors refinished 2024  
2024  
First floor interior repaint 2023  
First floor door hardware 2024  
Kitchen filtered water 2024  
Driveway seal 2023  
Basement storage rack system 2023.  
Smart landscape lighting system in backyard 2023.  
Drip irrigation system in backyard 2024.  
8 x 6' matching storage shed in backyard 2024.  
Updated door hardware on first floor 2024.  
Retaining walls in front and backyard  
Professional perennial landscaping in front and backyard  
30 x 25' paver patio

All updates and years are attached [herein](#):



## DISCLOSURES

**Any active audio or video recording devices on the premises?** Yes

**Is there anything in the house or on the grounds in need of repair?** Cracked window pane in kitchen (interior intact), Cracked tiles in kitchen floor, Some paint peel in main floor bath

**Are there any ACTIVE water incursions we need to disclose?** Not aware of

**Any evidence or history of old water damage that has since ceased or been repaired?** Not aware of

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



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**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?** Not aware of.

## LOCATION, LOCATION, LOCATION

**What do you love about the neighborhood?** Small town neighborhood feel with proximity to downtown Boston. Tons of food and retail options on Centre Street as well as Dedham and Chestnut Hill.

**Are there any hidden gems in your neighborhood worth noting?** Millennium Park, The Arboretum, Cutler Park, & Wilson Mt all within a couple of miles.

**Anything else to add about the location?** It really is easy to get to 95 for travel to north or south.

## SELLERS WORDS

**What do you love about this home?** Backyard oasis. Prior maintenance and modernization enables turnkey move in

**Why are you selling?** More bedrooms for growing family, and potentially a faster commute

**What is your preferred timeline for closing?** Preferred timeline dependent on concurrent purchase. Likely that a 60 day Timeline would be preferred



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