

FAQ & Disclosures



182 Maplewood Street in Watertown

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



BASICS

Property Address: 182 Maplewood Street #2, Watertown, MA 02472

Beds: 4 | **Baths:** 3 | **Living space:** 2103 | **2 pkg (1 garage)**

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CONDO HOA

What is the official name of the HOA? 182 Maplewood St Condominium

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

FINANCES - HOA

How much is the HOA fee and how is it collected? \$240 monthly ACH

What does your HOA fee cover? Master Insurance, Capital Reserve Savings, Exterior/Common Maintenance, Landscaping, Snow Removal

Can you provide a budget for the current year and last year? No

ASSESSMENTS, PROJECTS, MAINTENANCE - HOA

Are there any upcoming assessments or special assessments approved by the HOA? No

Is there any work in the common domain being discussed by the HOA as potential future assessments?
No

List any projects the HOA has completed during your ownership tenure: New roof (2022) and exterior painted (2024), stucco repairs, new side basement door, new decking on unit 2 balcony, new garage roof (2024).

How is landscaping and yard clean up typically handled? They used a landscaper and paid him out of condo funds. Sellers paid independently for the patio in the back yard but it's technically common property.

How is snow removal handled? We use a guy on an on-call basis. Unit 2 owner purchased a snowblower and plans to leave it to HOA.

COMMON VS PRIVATE - HOA

Tell us about any private storage you may have outside of the unit: No

Are there any divisions in common areas, in either the interior or on the grounds, designated for exclusive use of any units? Outlined in the deeds. Nothing unexpected. Back yard is a shared space.

Is there anything else about the common spaces, inside and out, that would be of interest? Patio and fence installed in 2024, garden managed by our unit. Downstairs unit only visits property 4x a year and doesn't have renters.

RULES REGS - HOA

Are there any restrictions on renting? No

Are pets allowed? Yes

Are there any prohibitions on smoking? Not that we know of

Any rules related to signage or decorations? No



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Any other rules or restrictions NOT covered in the Master Deed or Declaration of Trust? No

PARKING

Is there parking? Yes

Whether you have parking or not, can you give a sense of on-street parking near your house? On street parking is easy year round, during winter there is an overnight parking ban (loosely enforced) and often only activated for about 1 month around big snow storms. Each unit has one deeded garage space and tandem parking in the driveway. Other owners are never there so it's almost like having our own space.

Excluding any garage space, how many spaces do you have? Technically 1, but we are generally the only ones using the driveway since downstairs owners only visit about 4 times a year.

Please briefly describe the parking situation? 1 Garage Space deeded. Tandem parking down the long driveway. Winter parking ban usually active Nov/Dec/Jan (depending on snow season) -- Feb/March but city delays start and accelerates the end of the ban when possible.

Is there a garage? Yes

Please briefly describe the garage: 2 spots. Unattached. 1 spot per

If garage is detached, briefly describe its age and condition: New roof and paint in 2024. Door opens and closes but could use cleaning. Slab is okay shape.

How best to access the garage? Garage door opener

ENVELOPE/EXTERIOR

What can you tell us about the roof? New as of 2022

Please describe the siding on the home: Stucco. Recently painted. Cracks repaired 2025.

What can you tell us about the windows? Modern windows, mix of brands.

Is the home insulated? Unsure

If there is decking, please describe the age/condition/materials. New decking on balcony on unit 2 balcony in 2022.



SYSTEMS

Heating systems: High Performance Gas-Powered Radiator-based system with a nest thermostat.

Cooling system: Minisplits installed in 2022, primary bedroom, living room, & downstairs bedroom. Supplemented by window units where required. The compressor we installed is oversized and would allow the addition of more mini-split head without upgrading the compressor.

Water heater: Gas installed 2022.



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Do you have a fireplace or fireplaces? No

GROUNDS

Are there any easements recorded on the deed that you're aware of? No

If there is a fence, to whom does it belong? Condo

Are there retaining walls? No

Are there any shared use/access agreements with abutters? No

Anything else about the lot/grounds that you can tell us about? Backs up to the alley way for Oakley Country Club. We used the space for throwing the ball for the dog, riding bikes with kids, etc. All the neighbors love this area. On snow days kids go to the golf course and sled. Late nights in the summer, I'd walk up to the golf course and watch the stars.

SERVICES/UTILITIES

Electricity: Eversource

Natural Gas/Propane: Natural Gas. National Grid

Cable/Internet: Xfinity

Thermostat: Nest. It's there with the house

Home security: Nest Cam on doorbell and rear flood light. Will be included with the house.

Any professional contracts you have ongoing? No.

APPLIANCES/FIXTURES

Which appliances are you planning to convey with the sale? Stove/Range, Refrigerator, Washer, Dryer, Dishwasher, Window AC

Are there additional appliances or tools you'd consider leaving behind? Snowblower

UPDATES, IMPROVEMENTS, RENOVATIONS

Can you list any recent updates or repairs you've made? Added custom cabinetry to 3rd floor bedroom. Added custom cabinetry in the back hallway. Updated kitchen (2023) -floors and cabinets painted.

If you were planning to stay in the home, can you list any improvements or updates you would make? I'd add one more minisplit upstairs (we bought a bigger condenser unit to leave room for expansion). I'd replace the single pane glass in the entry stairs. We had plans drawn up for a dormer on the top floor that we can share if wanted.



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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? Downspout in the rear of the home fell off in a windstorm and needs to be reinstalled (just need a tall ladder).

Are there any ACTIVE water incursions we need to disclose? No

Any evidence or history of old water damage that has since ceased or been repaired? Front living room has subtle stain above windows. Had it inspected and never grew/changed for the 5 years we lived there.

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? We loved this neighborhood. All the neighbors are quite close and there are a huge amount of young families on Maplewood and Commonwealth street. It's walkable to the "triangle park" on Carver which folks congregate in during the summer. We loved easy access to our "evening membership" up at the Oakley CC (that's what the neighbors call it) via the gate they leave unlocked for the neighborhood.

Watertown schools are being heavily reinvested in and that's great, including free preschool! Easy access to Cambridge and only 15/20 minutes into back bay depending on the time of day. Are favorite bakery was La Saison, and fresh pond is super easy to access. This is the "Belmont" of Watertown and we're sad to move! Arsenal Yards shopping area has exploded lately and that is less than a mile from the house.

Which are your go-to restaurants for dining out, delivery, or take-out? Takeout: Red Lentil, Cha Yen. Go out: La Bodega, Bar Cino, Ravellos. Celebrity Pizza & Dairy Bar for summer soft serve.

Are there any hidden gems in your neighborhood worth noting? So much good Armenian food due to the large population. Greek festival is a must as well.

SELLERS WORDS

What do you love about this home? We love the sunlight that comes in the mornings and throughout the day. It really is just a beautiful home. The patio is magical in the spring, summer, and fall, and we've spent a lot of time out there late into the evenings. The home has lots of unique character and has stretched to fill our family's needs over the years as we grew. This would be a great home for a young family or empty nesters or young professionals.

What is your preferred timeline for closing? The sellers have already vacated.



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