

# FAQ & Disclosures



## 101 Tyndale Street in Roslindale

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



### BASICS

**Property Address:** 105 Tyndale Street, Roslindale, MA 02131

**Beds:** 3+ | **Baths:** 1 full, 1 half | **Living space:** 1404 sqft (total area: 2400) | **Lot:** 4919 sqft

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## PARKING

**Is there parking?** Yes. Room for 1 car on the paved section, but at least room for 1-2 cars more using the old pavers that lead to the garage. There's a garage, but it's not really suitable for parking.

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

**Please briefly describe the garage:** It's in rough shape and not for parking a car. Used for storage, garden tools, snowblower, etc.

## ENVELOPE/EXTERIOR

**What can you tell us about the roof?** It's the original slate roof, so more than 100 years old. Currently no indication of any failure. It does occasionally need maintenance.

**Please describe the siding on the home:** It's a combination of stucco and vinyl siding.

**What can you tell us about the windows?** Vinyl replacement windows. Age unknown.

**Is the home insulated?** Unknown.

**If there is decking, please describe the age/condition/materials.** Front and rear deck. Both have been well maintained. Age:



## SYSTEMS

**Heating systems:** Oil fired forced hot water. Age unknown but regularly maintained.

**Cooling system:** NA

**Water heater:** It's a super booster system heated by the boiler. Age unknown

**Electrical service:** The entire house was updated in 2026 with new electrical circuit board, wiring, and service. 200 amps.

**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?** The neighbors.

**Are there retaining walls?** No.

## SERVICES/UTILITIES

**Electricity:** Eversource

**Natural Gas/Propane:** National Grid

**Oil:** Delaney

**Cable/Internet:** Verizon or Xfinity available on street.

## APPLIANCES/FIXTURES



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**Which appliances are you planning to convey with the sale?** Fridge, range, dishwasher, washer/dryer.

## UPDATES, IMPROVEMENTS, RENOVATIONS

**Can you list any recent updates or repairs you've made?** Entirely modernized electrical system w/ new outlets, 200 amps of service, new circuit board and breakers, new wiring and fixtures throughout the house. Some older brass water lines to the kitchen were replaced w/ pex and copper. Replaced portion of the wasteline w/ PVC. Fresh coat of paint throughout the house, Pulled some carpeting and rebuffed much of the flooring.

## 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?** The kitchen and baths are older.

**Are there any ACTIVE water incursions we need to disclose?** No. Basement can get damp from time to time, but a dehumidifier would likely solve.

**Any active knob & tube wiring that you are aware of?** NO. It was completely removed and replaced.

**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?** One of the best streets in Roslindale. Neighbors are very friendly and there are lots of families with children of all ages who play throughout the street all year round.

**Are there any hidden gems in your neighborhood worth noting?** Exodus Bagels down the street.

**Anything else to add about the location?** It's perfectly located between Roslindale Village and West Roxbury. Roches Brothers is a 10 minute walk. Rozzie Square is about 10-12 minutes walking. Quick access to the Parkway, Jamaicaaway, and Washington Street corridor.

## From the Seller's Family

**Why are they selling?** The owner, having lived in the house for almost 7 decades, decided to move into an assisted living facility (at 97 yrs old).

**What is your preferred timeline for closing?** No preference. The sellers' family are just looking for a solid offer from a qualified buyer.

