

BUYER FAQ & DISCLOSURE SUMMARY

343 S. Huntington Ave, Unit 6 in Jamaica Plain

Castle Condominium

2 BD · 1 BA · Approx. 901 sq.ft. · Covered Porch · In-Unit Laundry · Heat Included in HOA Fee

Note to buyers: This document combines seller-provided disclosures with information supplied by the condominium's management company. It is intended as a resource, not a substitute for reviewing the full condominium documents. All information is sourced from the owner or the management company, and buyers must complete their own due diligence.



01 Property Overview

Q What are the unit's basic specifications?

2 bedrooms, 1 bathroom, approx. 901 sq.ft. as listed in the condominium documents. Unit 6 at Castle Condominium, a 30-unit association on S. Huntington Ave in Jamaica Plain.

Q Is there laundry in the unit?

Yes. A **Miele washer** and **Miele heat-pump dryer** are installed in the unit and convey with the sale.

Q What has the seller updated during their ownership?

- Flooring redone throughout
- All in-unit electrical infrastructure replaced, including the breaker panel and the addition of a whole-home surge protector
- Several outlets upgraded to include USB-C connections
- Lighting added to the closets, except two shallow closets, and to the porch
- Living room plaster refreshed by a professional

**02 HOA & Management****Q What is the association and who manages it?**

Castle Condominium, managed by **RPM Boston**. The management company handles landscaping, weekly trash collection, and snow removal.

Q How many units, and what is the owner-occupancy rate?

30 total. **13 owner-occupied**, or approx. 43.3 percent.

Q What is the monthly HOA fee and what does it cover?

\$539.71/month, collected by direct debit through AppFolio. Covers: master insurance, water/sewer, common electric, rubbish removal, management fees, capital reserve savings, common-area heating, heating and hot water for all units on the shared systems, exterior and common maintenance, landscaping, snow removal, common area cleaning, and common area pest control.

Heat is included in the fee through the building's shared steam system. In-unit electricity and gas are billed separately.

Q What are the current reserve funds?

\$72,080.67. Budgets for the current year and the prior year are available upon request.

Q Are there any pending or upcoming special assessments?

✓ **No approved assessments at this time.**

Per RPM Boston: "There are no approved upcoming assessments or special assessments at this time." The seller is also not aware of any common-area work currently being discussed as a potential future assessment.

Q What projects has the association completed during the seller's ownership?

An atrium masonry project of approx. \$40,000 to maintain the brickwork in the interior atrium spaces.

Q How are landscaping, trash, and snow removal handled?

RPM Boston handles landscaping, yard cleanup, and weekly trash collection. Snow removal is budgeted within the association expenses, and sidewalks and stairs are cleared by crews after each storm.

03 Parking & Storage

Q Does the unit include parking?

No deeded or assigned parking, and no garage. Parking is on-street, first come, first served.

Q What is street parking like nearby?

On-street parking is available with or without a residential permit. The seller reports ample street parking on S. Huntington Ave, with street cleaning twice a week.

Q Is there private storage or bike storage?

Some private storage is available to rent within the building. The seller does not rent a space and has limited detail on cost or availability, so buyers should confirm with RPM Boston. Indoor bike storage is available, believed to be in the basement.

Q Are any common areas designated for the exclusive use of specific units?

None known to the seller, who uses the 343 entrance exclusively and does not access the common spaces at 339. Buyers should confirm during review of the condominium documents.

04 Rules & Restrictions

Q Can the unit be rented out?

Yes, rental is allowed. Short-term rentals are not permitted.

Q Are pets allowed?

Yes, per the seller. Buyers should review the condominium documents for any limits on number, size, or type.

Q Is smoking permitted?

No smoking prohibition is listed in the governing documents, per the seller.

Q Are exterior signs or decorations permitted?

No. Per the condominium documents, pages 6 and 7: "The architectural integrity of the Buildings and the Units shall be preserved without modifications, and to that end, no awning, screen, antenna, sign, banner or other device, and no addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to the Buildings, any Unit or any part thereof."

Q Are there other rules or restrictions?

All remaining restrictions are set out in the Master Deed and Declaration of Trust. Buyers should review the full condominium documents.

05 Systems

Q What is the heating system?

One-pipe steam, serviced professionally by Aalanco. Three of the four radiator valves have been replaced during the seller's ownership. Heat is covered by the HOA fee.

Q How is heat controlled within the unit?

The building uses a **Runwise** system, which monitors temperature in each unit through a sensor and is controlled by the condominium board through a phone application. There is no in-unit thermostat, and residents cannot view the sensor data.

Q What is the cooling system?

Window air conditioning. The unit or units convey with the sale.

Q What is the water heater setup?

Gas. Install date unknown to the seller. Aalanco is the maintenance firm.

Q What is the electrical service?

100-amp service, with no solar. All in-unit electrical infrastructure was replaced during the seller's ownership, including the breaker panel and the addition of a whole-home surge protector.

Q Is there any active knob and tube wiring?

None that the seller is aware of.

Q Are there fireplaces?

No.

Q Is there a security system?

The building has a security system. The unit does not have its own.

06 Building Envelope

Q What is the condition of the roof?

Unknown to the seller. The management company states: "We do not have any information available regarding the roof's age or condition." Buyers should confirm during the inspection period.

Q What is the exterior construction?

Brick. The seller believes it was repointed shortly before their 2017 purchase and reports the brick is in good condition and maintained as needed, most recently through the approx. \$40,000 atrium masonry project.

Q What can you tell us about the windows?

Replacement windows, brand unknown to the seller. One failed seal has been disclosed — the upper pane of one kitchen window is foggy. See Section 08.

Q Is the unit insulated?

Unknown to the seller. Buyers should confirm during the inspection period.

Q What outdoor space does the unit include?

A covered porch, original to the building, with a concrete floor and a metal railing. The railing was professionally painted within the last two years.



07 Utilities & Appliances

Q What utilities does the owner pay directly?

Electric (Eversource) — approx. \$60/month outside of summer with two people working from home, and approx. \$150 to \$160/month in summer with one window AC set at 72 degrees. **Natural gas** — kitchen stove only, approx. \$10/month. No oil. Water, sewer, and heat are covered by the HOA fee.

Q What are the internet and cable options?

The seller uses T-Mobile home internet. The building is believed to have a Starry hookup and may also offer Comcast. Buyers should confirm available providers with RPM Boston.

Q Which appliances convey with the sale?

Stove/range, refrigerator, Miele washer, Miele heat-pump dryer, and the window air conditioning unit or units. No fixtures are being removed. The seller describes all appliances as modern and functional.

Q Are there any ongoing service contracts?

None held by the seller. Service contracts are held by the condominium association.

08 Seller Disclosures

Q Are there any active water incursions?

None, per the seller.

Q Is there any history of past water damage?

Two past leaks, both originating from the unit above and both resolved. One in the bathroom ceiling, where the leak was stopped by the upstairs unit and the wall repaired. One in the front bedroom facing S. Huntington Ave, where the leak was repaired by the upstairs unit and the plaster professionally repaired. Minor past water damage has since ceased and been repaired, per the seller.

Q Are there any items in need of repair?**One item disclosed.**

The upper pane of one kitchen window has a failed seal and the glass is foggy. The seller reports nothing else in the unit or on the grounds in need of repair.

Q Are there any open permits, hazardous materials, or easements?

No open permits, per the seller. No hazardous materials known to the seller. No easements known to the seller, and no shared use or access agreements with abutters. The fence at the rear is believed to belong to the condominium association.

Q Are there any active recording devices on the premises?

None inside the unit. The building records video at the entrances and in exterior common spaces.

Q What would the seller update if they were staying?

The bathroom. The seller identifies a tub porcelain reseal and possible tile replacement as candidates for a future update.

09 Location, Location, Location

Q What is the neighborhood like?

Convenient and walkable. A bus stop sits directly across the street, the Green Line Heath St. stop is approx. .4-mile walk, and the Stony Brook Orange Line is approx. a 1-mile walk. Whole Foods, the public library, restaurants, cafés, and local shops are all nearby. Jamaica Pond is a short distance away and a favorite for an afternoon loop. Getting downtown or to area shops is easy, and daily life here does not require a car.

Q What are the seller's go-to spots?

- Tres Gatos
- Life Alive
- Mario's Pizza — a household favorite
- Several nearby restaurants with outdoor seating

Q Are there any hidden gems worth noting?

The Jamaica Plain Historical Society runs free walking tours covering the neighborhood's history, offered frequently during the warmer months.

10 In the Seller's Words

Q What does the seller love about this home?

"We love the good layout and the sun. We love the covered balcony and the quiet neighbors. We were able to modernize some systems to make it a great place to live."

Q Is there anything else the seller wanted buyers to know?

The living room plaster was refreshed by a professional at move-in. And with laundry in the unit, there is no need to leave home to wash a load.

Q Why is the seller moving?

Upgrading to a larger space.

Q What is the seller's preferred closing timeline?

The seller moved out on August 20 and is able to close.