

FAQ & Disclosures



18 Southbourne Road *in Jamaica Plain*

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



BASICS

Property Address: 18 Southbourne Road, Jamaica Plain, MA 02130

Beds: 4+ | **Baths:** 3 full. | **Living space:** 2594 | **Parking Spaces (+ Garage*):** 2+ spaces in driveway

PARKING

Whether you have parking or not, can you give a sense of on-street parking near your house? Plenty. Plus we live on a corner lot, so there's almost always parking immediately in front of our lot.

Excluding any garage space, how many spaces do you have? 2 spaces

Please briefly describe the parking situation? Two spots (possibly three if cars scrunched) The garage is not for parking currently.

18 Southbourne Road

Please briefly describe the garage: It's in rough shape, but its footprint can be meaningful to someone looking to build out and create an ADU or more living space. The 9000 sqft lot offers room to grow in terms of adding living space per the FAR zoning allowances. It also contains an antique radiator that may or may not be resuscitated. The garage is all potential!

ENVELOPE/EXTERIOR

What can you tell us about the roof? Asphalt shingles back half replaced in 2025. The wings on either side are rubber membrane and the 3rd floor dormer also has a rubber membrane.

Please describe the siding on the home: Stucco. Would grade currently as B- condition. Nothing crumbling nor anything severely cracked.

What can you tell us about the windows? Most are original but have working storm windows and screens making them functional in winter and the large number make the home especially breezy in the summer



If there is decking, please describe the age/condition/materials. Sandstone front steps were refurbished w/ addition of blue stone treads.

FIREPLACES

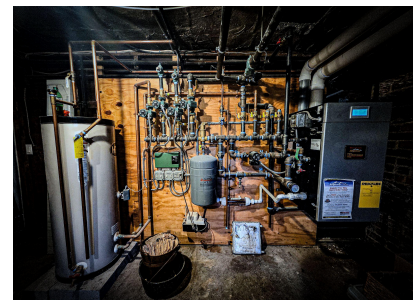
How many active fireplaces do you have? 2 wood burning. We had them checked when we bought the home in 2015. We had them inspected and replaced both caps as well as rebuilt one chimney from the roofline up. We've never really used the bedroom fireplace.

[NOTE: Neither the seller nor the broker make any representations as to the safety or functionality of either fireplace. A buyer must perform their own due diligence to make any determination on safety or use.]

SYSTEMS

Heating systems: Modern, wall-mounted, gas fired Alpine forced hot water system installed in 2015. Single zone but prepped for adding up to 2 more zones.

Cooling system: NA **Water heater:** Indirect fired as a separate zone from boiler. Essentially on-demand. **Electrical service:** 100 amps. There is a main circuit board and a separate subpanel in the basement.



18 Southbourne Road

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? Yes. neighbors.

Anything else about the lot/grounds that you can tell us about? The property was spectacularly landscaped by the prior owners including rough stone walkways and beds winding around a majestic maple, lilacs, witch hazel, red maple, spirea and a variety of evergreens and succulents.

SERVICES/UTILITIES

Electricity: Electric is Eversource and avg \$278/mo

Cable/Internet: Xfinity. Yes.

Thermostat: Nest. Yes.

Natural Gas: Gas is National Grid and avg \$227/mo

Oil: NONE.

APPLIANCES/FIXTURES

Which appliances are you planning to convey with the sale? Stove/Range (exterior venting hoodvent), Refrigerator, Washer, Dryer, Dishwasher

Are there additional appliances or tools you'd consider leaving behind? Would consider lawnmower, and shelving.

UPDATES, IMPROVEMENTS, RENOVATIONS

Can you list any recent updates or repairs you've made? Replaced back half of roof 2025, but since we've owned the building, we've done full renovations on the kitchen, both full bathrooms, attic space, and various sundry other improvements.

If you were planning to stay in the home, can you list any improvements or updates you would make? Add stone patio in front to make a beautiful sitting area for sunsets and evening entertaining

DISCLOSURES

Any active audio or video recording devices on the premises? YES. Nest cameras.

Is there anything in the house or on the grounds in need of repair? One or two window sashes need replacing, a couple cracked panes. The 3rd floor antique toilet needs repair.

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? We did a lot of water remediation when we moved in including the office, rubber roof repairs, flashing chimney and roof, etc. All successfully completed.

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



18 Southbourne Road

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

LOCATION, LOCATION, LOCATION

What do you love about the neighborhood? The Woodbourne Neighborhood is a fascinating historic neighborhood in Forest Hills containing beautiful examples of "early twentieth-century suburban architecture and planning" (JP Historical Society) and bounded by the publicly accessible Forest Hills Cemetery "a superb example of the 19th century rural garden cemetery movement" and the predecessor to Boston's famous Emerald Necklace (<https://www.foresthillscemetery.com/history/>). The Boston Teacher's Union Headquarters, Philbrick School, and Haley Pilot School are all nearby. It is also a lively and welcoming neighborhood with an active community e-mail list and many residents who care deeply about the community. The house is a block from a 32 bus line stop to Forest Hills MBTA which is also close enough to walk or bike easily. Access to parks and green space! across from Forest Hills is the Washington Street entrance to the Arnold Arboretum, Parkman and Pagel playgrounds are equally close.

Which are your go-to restaurants for dining out, delivery, or take-out? Brassica in Forest Hills is a regular favorite for dining out close by and the many restaurants and amenities of Jamaica Plain Center and Roslindale center are equally close by car or bike.

Are there any hidden gems in your neighborhood worth noting? The history of the neighborhood itself is fascinating and JP Historical society has an excellent history here

<https://www.jpshs.org/locales/2004/1/1/woodbourne-historic-district.html#gsc.tab=0>

In recent years, one set of neighbors has been running a free haunted house for Halloween that has been a great annual neighborhood gathering. Others, like star watches or even outside movie nights in the summer, are posted on the email list and characteristic of the community.

Anything else to add about the location? The nearby Flaherty Pool is free to Boston residents and under a mile away as well as two public library branches in JP center and Roslindale Sq.

SELLERS WORDS

What do you love about this home? The house is beautifully positioned on a rise on the corner, sitting back from the road and slightly above it, which provides a sense of suburban oasis in the middle of the city with the foliage in the front. The many windows let in lots of light as well as spring and summer breezes and the many entryways make outdoor entertaining easy. The open layout of the kitchen, dining room and living room with working fireplace makes this a perfect home for entertaining large or small gatherings and holidays especially festive. The soundproof and ventilated studio room in the basement was a custom addition that makes the basement useable as studio, workshop, game room, etc.

Why are you selling? We wish we could stay but family circumstances mean that we need to move.

What is your preferred timeline for closing? We can definitely be flexible about closing date, but in a perfect world, we'd move in late July or early August.

