

BUYER FAQ & DISCLOSURE SUMMARY

21-23 Averton St in Roslindale

Roslindale, MA 02131 · Two-Family

2 Units · 5* Beds · 4 Baths (two full, two half) · Approx. 2,184 sq ft living area (3,460 sqft gross) · 2–3 Off-Street Spaces · 7,464 sq ft lot

Note to buyers: This document combines seller-provided disclosures and is intended as a resource, not a substitute for reviewing the full property disclosures. All offerings are subject to errors, omissions, and changes including price or withdrawal without notice.



01 Property Overview

Q What is the property and how is it laid out?

21-23 Averton St is a two-family home in Roslindale. Five bedrooms total — two in the lower unit, three in the upper. One and a half baths per unit (two full and two half baths in total). Approx. 2184 sq.ft. of living space. The public record reflects 2 bedrooms per unit, but there's a flex/office space in unit 2 that has been utilized as a 3rd bedroom, though it has no closet.

Q What recent updates and improvements have been made?

Exterior freshly painted in 2026. Basement sealed and foundation repointed in 2018. Front steps rebuilt in masonry with new iron railings. The previous owners installed exterior French drains along the rear driveway side of the structure and in the front yard.

01b Unit Configuration & Rental Income

Q What is the current occupancy and lease status?

Unit 2 is vacant (tenant recently moved out). Unit 1 is currently tenant-at-will — the lease recently came up and the owners elected to move to TAW to give a new owner flexibility. The Unit 1 tenant has indicated a willingness to sign a lease.

Q What are the current rents?

Unit 1: \$2,550/month. Unit 2 was last rented at \$2,400/month; the owners estimate market rent on turnover would be at least \$2,600/month.

Q When did the current Unit 1 tenant move in?

February 2025.

Q What deposits are being held?

A security deposit equal to one month's rent — \$2,550 — is held for Unit 1. There is no last month's deposit held.

Q What are the annual operating expenses?

For 2025, operating costs excluding taxes and insurance were **\$9,300.13**. This included snow removal, yard maintenance, some spot electrical work in February, and an annual pest control contract.

Annual insurance: **\$4,660**. Property taxes (FY2026 net): **\$10,958.62**.



01c Parking & Storage

Q Is there parking?

Yes. Off-street parking behind the buildings for at least two cars (2–3 spaces), plus plentiful on-street parking nearby.

Q How is the driveway arranged?

The main driveway is shared with the neighboring property. Each property's tenants use the driveway to access their own parking behind the buildings; no one parks in the shared portion of the driveway.

02 Systems

Q What are the heating systems?

Both units have forced hot water, oil-fired heating, serviced annually by “The Burner Guy.” Unit 2's system is the more recent of the two.

Unit 1's heating system, though serviced annually, is older and likely near the end of its lifespan. The exact age of each system is unknown to the seller; buyers should confirm during the inspection period.

Q What is the water heater setup?

Unit 1: gas-fired 40-gallon, installed March 2026. Unit 2: gas-fired 40-gallon, installed 2020.

Q What is the electrical service?

100 amps per unit. There is no third meter.

Q Are there any other systems to know about?

A radon mitigation system, installed in 2002.

03 Building Envelope

Q What is the condition of the roof?

Architectural-grade asphalt shingle, less than 10 years old.



Q What is the siding and exterior?

Wood shingle with wood trim, painted in 2026.

Q What are the windows?

Vinyl replacement windows (year of installation unknown to the seller).

Q Is the home insulated?

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

Q What can you tell us about the decking?

Stained wood decks, built prior to the current owners' tenure.

Q What about the foundation and grounds?

Basement sealed and foundation repointed in 2018. The previous owners installed exterior French drains along the rear driveway side of the structure and in the front yard. There is a partial fence/barrier along the driveway owned by the neighbor. No easements are recorded on the deed, per the seller. There is a shared-driveway arrangement with the abutting owner for snow removal.

04 Utilities & Appliances

Q How are utilities handled?

Each tenant provides their own electricity, gas, and oil refills. Each unit has its own thermostat. Cable/internet is available through Comcast, Verizon, and RCN.

Q Are there ongoing service contracts?

Heating systems are serviced annually by "The Burner Guy." Snow removal and landscaping are handled by "Father and Son Landscaping." Pest control is provided by "Smart Pest Control Service" under an annual contract that has been in place for more than 10 years.

Q Which appliances convey with the sale?

Stove/range, refrigerator, washer, dryer, dishwasher, and window/upright AC unit(s). The seller is also happy to leave the window AC units and the basement dehumidifier.

05 Seller Disclosures

Q Are there any active water incursions?

No active incursions. The basement showed signs of water incursion prior to the current owners' tenure, but the exterior French drain installed by the previous owners appears to have resolved it. The current owners are not aware of any seepage or flooding during their ownership.

Q Are there any items in need of repair?

Spot electrical work in the basement: an electrician replaced the old fluorescent tube lighting. Per the seller, some related items noted by the electrician remain outstanding and are disclosed here for buyer awareness.

Q Is there knob & tube wiring?

No knob & tube wiring known to the seller. Some older cloth Romex lines remain in the basement. An electrician advised these are not an urgent need but something to consider for a future project.

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

No open permits, per the seller. No easements recorded on the deed. No shared-use agreements beyond the shared-driveway snow-removal arrangement noted above.

Q Are there any recording devices on the premises?

None in Unit 2. The Unit 1 tenant may or may not have recording devices present, so visitors are encouraged to proceed as if recording may be in use.

Q Are there any liens on the property?

There is currently a lien from a private lender that will be cleared before the sale transacts. The seller anticipates the lien will be removed by mid-August, which informs the preferred mid-to-late August closing.

06 Location, Location, Location

Q What is the neighborhood like?

Highly walkable, with easy access into Roslindale Village and West Roxbury center. Buses run to Forest Hills station and Dedham, and the Needham Line commuter rail is very close.

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

Too many to list, but the Pleasant Cafe is a standby, along with many spots throughout Rozzie Village and West Roxbury. Local hidden gems include the Roslindale Farmers Market, the Rozzie Square Theater, events at the Substation, and Exodus Bagels.

07 In the Seller's Words

Q What does the seller love about this home?

"It is a great 'starter home' for our small family, with built-in income from the downstairs tenant to help with the mortgage. The neighborhood is incredible — super walkable with a great community. The large yard and off-street parking were great."

Q Why is the seller moving?

Having moved to a single-family home, the owners no longer enjoy being landlords from a distance, and a growing business now requires their full attention.

Q What is the seller's preferred closing timeline?

Mid-to-late August would be ideal, aligning with the expected clearing of the existing lien.
