



Unlimited | Sotheby's  
INTERNATIONAL REALTY

## 199 SOUTH STREET UNIT 5 - JAMAICA PLAIN

OFFERED AT \$499,000  
2 BED | 1 BATH | 728 SQ.FT.  
199SOUTHST.COM

exclusively listed & marketed by



TRISHA SOLIO, REALTOR®

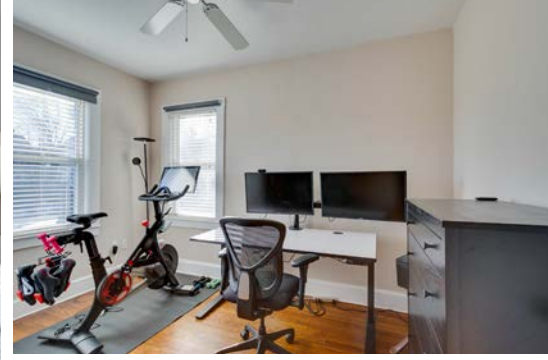
THE SURREALTORS

617.293.8070

trisha.solio@unlimitedsir.com

thesurrealtors.com





## SUN-DRENCHED TOP FLOOR JAMAICA PLAIN CONDO

Light streams in to this pretty top floor condo with windows all around and nice touches like lustrous oak floors, French doors, ceiling fans and a tile bath. Enjoy the efficient open floor plan and a flexible 5 room layout that features an eat-in kitchen with a pass through, plus a rear porch. You'll appreciate the convenience of laundry in the building and extra storage.

- Off-street parking
- Professional management
- High owner occupancy
- Spectacularly convenient location

# FLOOR PLAN

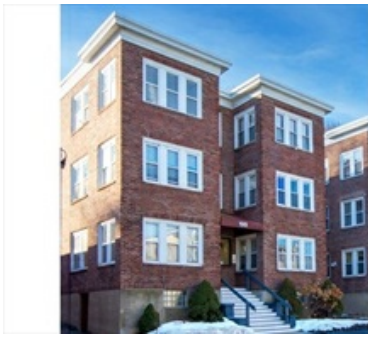


# 3D MATTERPORT TOUR



Click above to virtually explore this home with this unique 3D walk through. Zoom out and see a 3D digital twin of this home from the outside and rotate it along any axis to see it from any perspective. You'll be able to get the big picture of this space.





**MLS # 72953705 - New**

**Condo - Low-Rise**

**199 South Street - Unit 5  
Boston, MA: Jamaica Plain, 02130  
Suffolk County**

List Price: **\$499,000**

Unit Placement: **Top/Penthouse**

Total Rooms: **5**

Unit Level: **3**

Bedrooms: **2**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Available:

Handicap Access/Features:

Directions: **Arborway or Centre Street to South**

**Remarks**

**A lovely sundrenched top floor condo in a spectacularly convenient location near all of the nature and culture that JP is known for! This light, bright, and airy 5RM 2BR features an efficient, flexible floor plan, an eat-in kitchen with pass-through, a back porch and off street parking. Nice touches include French doors, lustrous oak floors, ceiling fans, a tile bath, and so many windows! The very reasonable condo fee includes heat and snow removal, as well as professional management. Walk Score "86 Very Walkable." Transit Score "81 Excellent Transit." Bike Score "90 Biker's Paradise." JP Centre shops and restaurants are right down the street. Just .2 mile to Forest Hills T, .3 mile to the Arboretum, 850 feet to the SW Corridor Bike Path. New boiler and hot water heater, convenient laundry in-building plus extra storage. Solid brick building. High owner occupancy. Virtual Tour: <https://my.matterport.com/show/?m=ZvV3c8EYhrQ&mls=1> Open House Sunday, March 20 1:00-3:00.**

**Property Information**

Approx. Living Area: **728 Sq. Ft. (\$685.44/Sq. Ft.)** Approx. Acres: **0.27 (11,941 Sq. Ft.)** Garage Spaces: **0**  
Living Area Includes: Heat Zones: **1 Steam, Gas** Parking Spaces: **1 Off-Street, Assigned**  
Living Area Source: **Field Card** Cool Zones: **0 None** Levels in Unit: **1**  
Living Area Disclosures: **Feels larger! Doesn't include rear porch. If an owner occupant buys, the owner occs will be 9 of 12**  
Disclosures: **Taxes do not include \$3300+ Residential Exemption. Floor plan dimensions are approximate.**

**Complex & Association Information**

Complex Name: Units in Complex: **12** Complete: **Yes** Units Owner Occupied: **8** Source: **Owner**  
Association: **Yes** Fee: **\$400**  
Assoc. Fee Incls: **Heat, Water, Sewer, Master Insurance, Refuse Removal, Management Fee**  
Special Assessments: **No**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	3	13X12	-
Kitchen:	3	15X8	-
Master Bedroom:	3	12X11	-
Bedroom 2:	3	12X9	-
Bath 1:	3		-
Home Office:	3	11X7	-

**Features**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, T-Station**  
Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
Basement: **Yes Full, Walk Out**  
Beach: **No**  
Electric Features: **Circuit Breakers**  
Energy Features: **Insulated Windows**  
Exterior: **Brick**  
Exterior Features: **Porch**  
Flooring: **Tile, Hardwood**  
Hot Water: **Natural Gas**  
Management: **Professional - Off Site**  
Pets Allowed: **Yes w/ Restrictions**  
Roof Material: **Rubber**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Gas Range**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Laundry Features: **In Building**  
Lead Paint: **Yes**  
UFFI: Warranty Features:  
Year Built/Converted:  
**1929/2000**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #:  
Assessed: **\$413,100**  
Tax: **\$4,529** Tax Year: **2022**  
Book: **42212** Page: **109**  
Cert:  
Zoning Code: **RES**  
Map: Block: Lot:

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2.5%**  
Facilitator: **2.5%**  
Compensation Based On: **Net Sale Price**

**Office/Agent Information**

**Office:** Unlimited Sotheby's International Realty (617) 522-2200

**Agent:** Trisha Solio (617) 293-8070



TRISHA SOLIO  
REALTOR®

617.293.8070

[trisha.solio@unlimitedsir.com](mailto:trisha.solio@unlimitedsir.com)

[unlimitedsir.com](http://unlimitedsir.com)

*Your real estate expert*

Trisha is a top selling agent and perennial winner of real estate production awards and was included in Boston Magazine's Top Real Estate Agents in 2019. Trisha is a National Association of Realtors Green Designee, a Seniors Real Estate Specialist (SRES), and an Accredited Staging professional, among other designations.