

THINGS TO KNOW

131 KING STREET # 3, BOSTON

AGE & MATERIAL OF ROOF	Rubber Roof, Deeded Roof Rights for Unit 3, Replaced in 2017 (Original owner unsure if the entire roof was replaced or just parts of it)
AGE & TYPE HEATING SYSTEM	Natural Gas
AGE & TYPE OF HOT WATER	Replaced in 2017, serviced yearly
ELECTRIC & HEATING COST	Heating ~ \$100/month average, Electric \$75/month
HEATING ZONES	1 heating zone
SEWER & WATER	City of Boston
UTILITIES	Electricity - National Grid / Gas - Eversource
CONDO FEES	\$180/month - Master Insurance, Water & Sewer, Reserve Fund
CONDO RESERVES	\$7,232 as of 3/27/22
LAUNDRY & DRYER	Electric, In-Unit Washer and Dryer. Both included in Sale.
PARKING	On Street Parking
CONDO UNIT AREAS	Deeded Roof Rights and Deeded Storage in Basement (Storage Unit C)
OWNER OCCUPANCY	3 Units, 100% Owner Occupied
SPECIAL ASSESSMENTS	No pending special assessments
EXCLUSIONS	N/A
COMMON AREAS	Front and side yards (Back yard is exclusive to unit 1)

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