



772 Centre Street #4

Jamaica Plain

Monument Square in JP



BJ Ray
Real Estate
Service & Consultation

What's it like to walk out of your home and be just seconds from everything a great neighborhood like Jamaica Plain has to offer? Move into 772 Centre Street and you'll know!

A renovated and well-cared-for 1 bedroom condo, 772 Centre #4 has a great layout with an open floor plan, a fab kitchen, a private deck and parking. From your list, you can check off granite counters, stainless appliances, porcelain, marble and tile bathroom, in unit washer/dryer, built in china cabinet, and a lovely private back deck. Oh, and there's parking too.

It hardly gets better location-wise either. Right in JP's Monument Square, literally everything you could need or want is a stone's throw away.



BJ Ray
Real Estate
Service & Consultation

asking \$310,000

BJ RAY

857-288-8980

Prudential Unlimited Realty

www.BJRAY.com

www.PRUDENTIALUNLIMITED.com



Prudential

Unlimited Realty

1290A Beacon Street, Brookline, MA 02446 • 617-264-7900 ☎ 673 Centre Street, Jamaica Plain, MA 02130 • 617-522-2200

© 2012 BRER Affiliates Inc. An independently owned and operated broker member of BRER Affiliates Inc. Prudential, the Prudential logo and the Rock symbol are registered service marks of Prudential Financial, Inc. and its related entities, registered in many jurisdictions worldwide. Used under license with no other affiliation with Prudential. Equal Housing Opportunity. 🏠



772 Centre Street #4

Jamaica Plain



FEATURES

Living Space: 710 sqft

Rooms: 3 total

Bedrooms: 1

Baths: 1

Heating: Gas, Forced Air (2008)

Water Heater: Gas (2008)

Electric: (NStar - avg \$25/month) 100AMPS

Gas: (Nat'l Grid - avg \$40/month)

Cable/Internet: (Comcast)

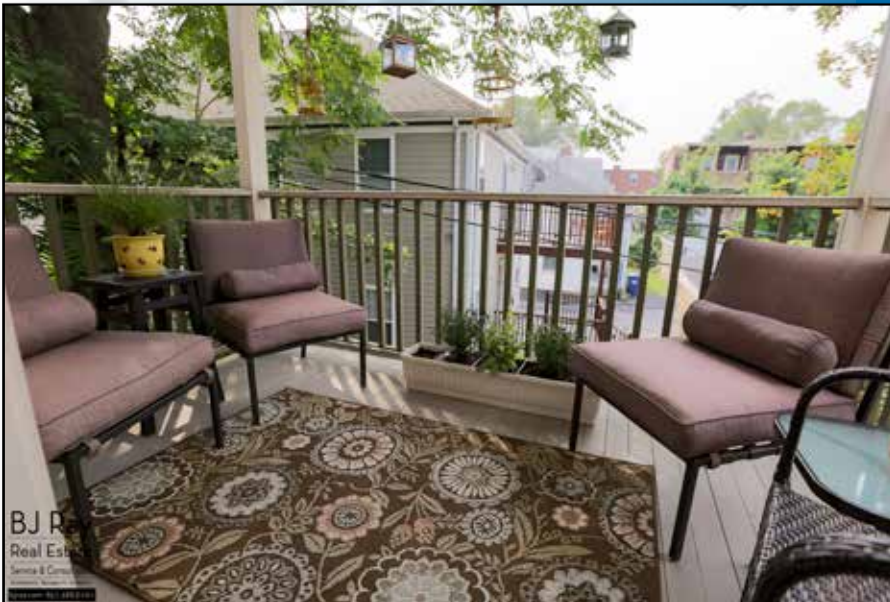
Included in Sale: Refrigerator, Range, Dishwasher, W/D

Parking: 1 spot (assigned)

Taxes (2013): \$3,211.42/year

Taxes w/ Exemption: \$1,487/year

Year Built/Converted: 1920/2008



BJ Ray
857-288-8980
realestate@bjray.com
www.BJRAY.com



Prudential

Unlimited Realty



772 Centre Street #4 *Jamaica Plain*



HOA FACTS for 772-776 Centre Street Condo Association

Monthly HOA Fee: \$199*

Fee Includes: Master Insurance, Exterior Maintenance, Water/Sewer, Landscaping, Snow/Rubbish Removal, Professional Mgmt, Cap Reserve

Total Units: 8 **Owner Occupied:** 8**

There is approximately \$10,000 in the reserves

Improvements/Assessments:

All decks (all 3 buildings) painted in 2010

Overhanging trees trimmed in 2011

New backyard patio at 772 (2013)

New front yard gardens (2013)

Additional Information:

Association is professionally managed by Certified Property Management

Backyard/Patio is common

Pets are allowed (2 per unit)

* The association is planning a temporary raise in monthly fees to cover roof replacement. See agent for details.

** The owner occupancy will shift to 7/8 in the Fall of 2013.

BJ Ray

857-288-8980

realestate@bjray.com

www.BJRAY.com



Prudential

Unlimited Realty



772 Centre Street #4

Jamaica Plain

Jamaica Plain is Boston's Greenest!



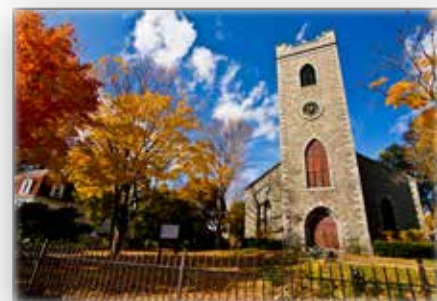
772 Centre Street #4 has a bird's eye view of Jamaica Plain's Monument Square. With so many wonderful amenities at arm's length, it's impossible to list them in just a few paragraphs.

But as JP locations go, it doesn't really get much better. Literally steps from acclaimed JP spots like Vee Vee, JP Seafood, Centre Street Cafe, City Feed & Supply, James' Gate, Super Fusion Sushi, you'll have options every day/night of the week!

Jamaica Plain is Boston's greenest neighborhood and inarguably one of its most desired. The Arnold Arboretum, Jamaica Pond & Franklin Park are all within walking distance too. The Arboretum & Pond are both under 1/2 mile from 772 Centre's front door.



Walk to either Green Street or Forest Hills station to catch the subway or wait 5 minutes and board the #39 bus down Huntington Avenue, past the Longwood Medical Area to Copley Square. Alternatively, there are two bike paths (the Southwest Corridor into downtown or Jamaicaway/Riverway into Brookline) from which you can navigate to almost anywhere across the city.



1290A Beacon Street, Brookline, MA 02446 • 617-264-7900 ☎ 673 Centre Street, Jamaica Plain, MA 02130 • 617-522-2200

© 2012 BRER Affiliates Inc. An independently owned and operated broker member of BRER Affiliates Inc. Prudential, the Prudential logo and the Rock symbol are registered service marks of Prudential Financial, Inc. and its related entities, registered in many jurisdictions worldwide. Used under license with no other affiliation with Prudential. Equal Housing Opportunity. 🏠

Financing 772 Centre Street #4 in Jamaica Plain 1 Bed / 1 Bath / 1 Pkg



Loan Type	P&I Payment	Points	Rate	APR	Loan Size	# of Monthly Payments	Down Payment
5% Down Conventional Fixed 30	\$1,636 (including MI)	0	4.50%	4.69%	\$294,500	360	\$15,500
10% Down Conventional Fixed 30	\$1,516 (including MI)	0	4.50%	4.62%	\$279,000	360	\$31,000
20% Down Conventional Fixed 30	\$1257	0	4.50%	4.53%	\$248,000	360	\$62,000
3% Down MA Housing	\$1637	0	5.13%	5.16%	\$300,700	360	\$9,300

Disclosed future rate changes are based upon current index and margin values which are subject to change. Future rate changes may be higher than those disclosed. All rates will be based upon a one year LIBOR index. Based upon current index and margin values, your rate would increase to 5% after 60 months and 2% annually thereafter. After 60 months, your interest rate cannot increase more than 5 percentage points (payment increase of \$0,000) or decrease below 2.25% rate (payment decrease of \$000). Annually thereafter, your interest rate cannot increase or decrease more than 2 percentage points (payment increase or decrease of \$0,000). Your interest rate may never increase 5 percentage points above the initial rate over the lifetime of the loan. Above figures quoted as of 09/30/2013. Rates subject to change without notice.

The grid above shows a few of the many loan options available for this home. To be pre-qualified or to discuss your options, please contact me.

Mortgage Information Provided by:



313 Washington St., Suite #221
Newton, MA 02458



Andrew Marquis

Senior Loan Officer, NMLS #29861

Direct: (617) 928-7168

Mobile: (617) 763-0103

Fax: (877) 705-5477

andrew.marquis@prospectmtg.com

AndrewLMarquis.com



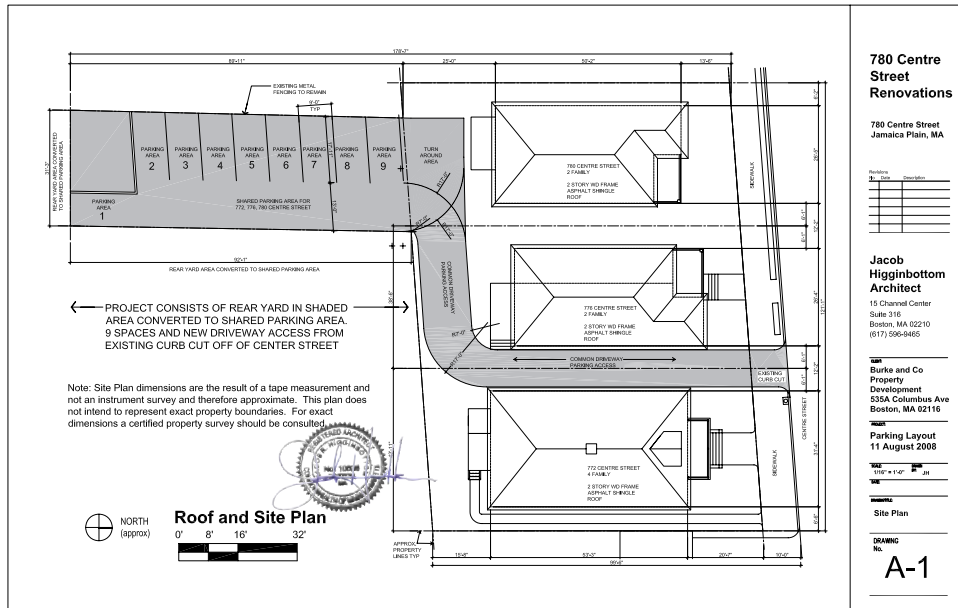
Loan inquiries and applications in states where I am not licensed will be referred to a Loan Officer who is licensed in the property state. Equal Housing Lender. Prospect Mortgage is located at 15301 Ventura Blvd., Suite D300, Sherman Oaks, CA 91403. Prospect Mortgage, LLC (Unique Identifier #3296) is a Delaware limited liability company licensed by the Department of Corporations under the California Residential Mortgage Lending Act and operates with the following licenses: AK Mortgage Lender License #100251; AZ Mortgage Banker License #BK0903027, #BK0909362, #BK0908046, #BK0908050, #BK0908056, BK#0908057, #BK0908058, #BK0908731, BK#0903112, BK#0903912, BK#0906650, BK#0906913; To check the license status of your CO mortgage broker, visit www.dora.state.co.us/real-estate/index.htm; GA Residential Mortgage License #16984; IL Residential Mortgage License #6424; MA Mortgage Lender/Broker License #MC2011; MS Licensed Mortgage Co.; MT Residential Mortgage Lender License #120; NV Division of Mortgage Lending Mortgage Banker #1173 and Mortgage Broker #3095; Licensed by the NH Banking Dept.; Licensed Banker-NJ Dept. of Banking and Insurance #9932415; Operates as Prospect Lending, LLC in NY (Licensed Mortgage Banker-NYS Banking Department); Operates as Prospect Mortgage, LLC of Delaware in OH (Ohio Mortgage Broker Act, Lic # MB.803629.000); OR Mortgage Lender License #ML-2006; PA Dept. of Banking license #1740; RI Licensed Lender #20021343LL, Broker #20041643LB; licensed by the VA State Corp. Commission as MC-2195. This is not an offer for extension of credit or a commitment to lend. All loans must satisfy company underwriting guidelines. Information and pricing are subject to change at any time and without notice. This is not an offer to enter into a rate lock agreement under MN law, or any other applicable law. 1109-09



772 Centre Street #4 Jamaica Plain

Floor Plan & Parking Plan

772 CENTRE STREET UNIT 4



BJ Ray
857-288-8980
realestate@bjray.com
www.BJRAY.com



Prudential
Unlimited Realty