



**MLS # 73578305 - New
Condo - Attached, Shingle**

**60 Guernsey St. - Unit 1
Boston, MA: Roslindale, 02131
Suffolk County**

List Price: **\$389,000**

Unit Placement: **Corner, Ground, Walkout** Total Rooms: **3**
Unit Level: **1** Bedrooms: **1**
Grade School: **BPS** Bathrooms: **1f 0h**
Middle School: **BPS** Main Bath:
High School: **BPS** Fireplaces: **0**
Outdoor Space Available: **Yes - Private** Approx. Acres:
Handicap Access/Features:
Directions: **Centre St to South St to Guernsey St Private entrance on rear of building (Tyndale St)**

Your urban oasis awaits! Ideally situated in a sought-after neighborhood that perfectly blends city convenience with a welcoming residential feel. Known for its vibrant community spirit, tree-lined streets, and friendly neighborhood atmosphere, this location offers an easygoing lifestyle with Boston just beyond your doorstep. Set within a classic multi-unit building with a private rear entrance, this home offers a comfortable and versatile layout designed for everyday living. Step inside to an open-concept floor plan that creates a seamless flow throughout the main living space. The kitchen, featuring granite countertops and stainless-steel appliances, opens naturally to the living area, making it easy to stay connected with family and guests while cooking, relaxing, or entertaining. The oversized bedroom provides a peaceful retreat with plenty of room for furnishings, along with generous storage to keep everything organized. One of the home's standout features is the exclusive-use patio, offering your own private outdoor escape just steps from the living space—perfect for morning coffee, relaxing after a long day, or enjoying time outdoors. The covered patio also provides convenient access to the basement where you'll find shared laundry, individual utility systems, and a private storage unit, adding both convenience and functionality. The location is equally appealing, just minutes from the restaurants, cafés, and shops of Roslindale Village and West Roxbury, offering an inviting mix of local dining, shopping, and everyday amenities. For commuters, the Bellevue Commuter Rail Station is just moments away, providing convenient access to Boston and surrounding communities. Major roadways are also easily accessible, making commuting by car simple and convenient. With plenty of permitted parking available and a pet-friendly environment, this home offers even more flexibility and convenience. Whether you're purchasing your first home, looking to simplify, seeking a convenient Boston location, or exploring an investment opportunity, this Roslindale condo offers a wonderful combination of comfort, character, private outdoor space, and location. Come see all this inviting home has to offer and imagine making it your own.

Property Information

Approx. Living Area Total: **780 SqFt (\$498.72/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**

Approx. Above Grade: **780 SqFt** Approx. Below Grade: Levels in Unit: **1**

Living Area Disclosures: **Measurements are deemed highly reliable, but not guaranteed.**

Heat Zones: **Hot Water Baseboard**

Cool Zones: **Window AC**

Total Parking Spaces: **On Street Permit**

Garage Spaces: **0**

Disclosures: **Seller has an ownership interest and is a licensed real estate agent. Condo fee will be \$202.03 in January of 2027**

Complex & Association Information

Complex Name: Units in Complex: **6** Complete: **Yes** Units Owner Occupied: Source:

Association: **Yes** Fee: **\$196.26 Monthly**

Assoc. Fee Inclds: **Water, Master Insurance, Laundry Facilities, Reserve Funds**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Vinyl, Cable Hookup, Open Floor Plan, Recessed Lighting
Kitchen:	1		Flooring - Vinyl, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Main Level, Exterior Access, Stainless Steel Appliances, Lighting - Pendant
Main Bedroom:	1		Ceiling Fan(s), Closet, Cable Hookup, Lighting - Overhead
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Lighting - Sconce, Lighting - Overhead

Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat, House of Worship, Private School, Public School, T-Station**

Other Property Info

Elevator: **No**
Disclosure Declaration: **No**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Association Pool: **No**
Assoc. Security: **Other (See Remarks)**
Basement: **Yes Concrete Floor, Unfinished Basement, Exterior Access**
Beach: **No**
Electric Features: **220 Volts**
Exterior Features: **Covered Patio/Deck**
Flooring: **Luxury Vinyl Plank / LVP**
Hot Water: **Tank**
Management: **Owner Association**
Pets Allowed: **Yes w/ Restrictions Pets Negotiable**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Electric Range, for Electric Oven**
Waterfront: **No**
Water View: **No**

Exclusions:
Laundry Features: **Common, In Building**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **1925**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$338,100**
Tax: **\$3,915** Tax Year: **2025**
Book: **52321** Page: **268**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **RE/MAX Distinct Advantage**  (781) 326-9200
Listing Agent: **The Jowdy Group** (781) 881-4141
Team Member(s): **Alex Jowdy**  (781) 706-1394; **Josepha Jowdy**  (781) 706-1393; **Patricia Walker**
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency: **Call List Agent, Other (See Special Showing Instructions)**
Showing: Buyer's Broker: **Call List Agent, Other (See Special Showing Instructions)**
Showing: Facilitator: **Call List Agent, Other (See Special Showing Instructions)**
Special Showing Instructions: **Call or Text Tricia Walker 617-784-4468**

Firm Remarks

Pursuant to 760 CMR 74.00, Seller represents that this agreement is not contingent upon the waiver, limitation, or restriction of the Buyer's right to obtain a home inspection, unless an applicable exception applies. Buyer may have the property inspected by a licensed inspector of their choice and shall be given a reasonable period after contract execution to determine whether to proceed based on the inspection results.

Market Information

Listing Date: **9/16/2026**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date: **3/31/2027**
Original Price: **\$389,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.