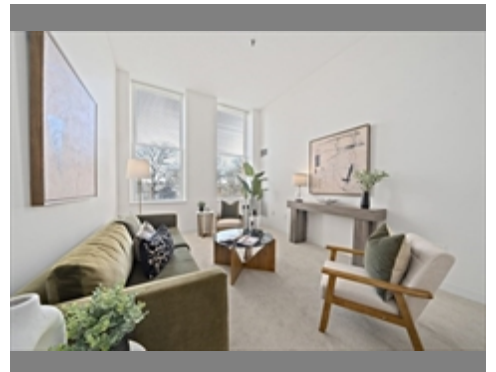




Details on the property located at

76 Elm St - Unit 114  
Boston, MA 02130  
(Jamaica Plain)



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List Price: *\$675,000*

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Michael Rothstein

**Hammond Residential Real Estate**

27 Boylston Street, Suite #310-C  
Chestnut Hill, MA 02467  
617-470-3165  
mrothstein@hammondre.com



MLS # 73500760 - New

Condo - Mid-Rise

76 Elm St - Unit 114  
Boston, MA: Jamaica Plain, 02130  
Suffolk County

List Price: **\$675,000**

Unit Placement:  
Unit Level: **1**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Available:  
Handicap Access/Features: **Yes**  
Directions: **Greenough St to Elm St**

Total Rooms: **4**  
Bedrooms: **2**  
Bathrooms: **1f 0h**  
Main Bath:  
Fireplaces: **0**  
Approx. Acres:

**Bright and spacious high first floor condo located in the sought after Sumner Hill neighborhood in the historic JP High School. This freshly painted 2 bedroom home features new carpeting, tall ceilings, oversized windows, central air conditioning, ample closet space, and abundant natural light throughout. The open layout provides a comfortable, airy feel ideal for everyday living. The professionally managed and pet friendly building offers convenient amenities including common laundry, elevator, additional storage options, and on site parking availability. The Condo fee includes heat and hot water. Ideally located near the Green Street T Station, Jamaica Pond, the Arnold Arboretum, and the vibrant shops, cafés, and restaurants of Jamaica Plain. A wonderful opportunity to enjoy city living with easy access to transit and green space.**

### Property Information

Approx. Living Area Total: **895 SqFt (\$754.19/SqFt)**  
Approx. Above Grade: **895 SqFt**  
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**  
Approx. Below Grade:

Living Area Source: **Public Record**  
Levels in Unit: **1**

Heat Zones: **Forced Air, Gas, Unit Control**  
Cool Zones: **Central Air, Unit Control**  
Parking Spaces: **1 Off-Street, On Street Permit, Common, Paved Driveway**  
Garage Spaces: **0**  
Disclosures: **Taxes include Residential Owner Occupied Exemption. Extra storage 3x4x4 @\$40 month - 5x5x8 @ \$50 month.**

### Complex & Association Information

Complex Name: **Sumner Hill Condominiums**  
Association: **Yes** Fee: **\$695.46 Monthly**  
Assoc. Fee Inclds: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds, Management Fee**  
Special Assessments: **No**  
Units in Complex: **75** Complete: **Yes**  
Units Owner Occupied: Source:

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Ceiling - Vaulted</b>
Dining Room:	<b>1</b>		-
Kitchen:	<b>1</b>		<b>Pantry</b>
Main Bedroom:	<b>1</b>		<b>Closet</b>
Bedroom 2:	<b>1</b>		<b>Closet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Tiled With Tub &amp; Shower, Closet - Linen</b>
Laundry:	<b>B</b>		-
Foyer:			<b>Closet</b>

### Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, T-Station**  
Appliances: **Range, Dishwasher, Refrigerator**  
Association Pool: **No**  
Assoc. Security: **Intercom**  
Basement: **Yes**  
Beach: **No**  
Construction: **Brick**  
Electric Features: **Circuit Breakers**  
Energy Features: **Prog. Thermostat**  
Exterior: **Brick**  
Exterior Features: **Gutters, Professional Landscaping, Sprinkler System**  
Flooring: **Wall to Wall Carpet**  
Handicap Amenities: **Elevator, Reserved Parking, Single Level**  
Hot Water: **Natural Gas**  
Interior Features: **Cable Available, Elevator**  
Management: **Professional - On Site, Professional - Off Site**  
Pets Allowed: **Yes w/ Restrictions**  
Roof Material: **Slate, Rubber**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Electric Range**  
Waterfront: **No**  
Water View: **No**

### Other Property Info

Elevator: **Yes**  
Disclosure Declaration: **No**  
Exclusions:  
Laundry Features: **Common, In Building**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built/Converted: **1926/2008**  
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 #: **W:19 P:01237 S:052**  
Assessed: **\$460,000**  
Tax: **\$1,351.36** Tax Year: **2026**  
Book: **48572** Page: **264**  
Cert: **00000091024**  
Zoning Code: **CD**  
Map: Block: Lot:

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