



MLS # 71103861 - Active  
Condo - Low-Rise, Brownstone

32 RANSOM RD - Unit 3  
Boston, MA : Brighton 02135

List Price: \$189,900

Suffolk County

Total Rooms: 4

Bedrooms: 2

Full/Half/Master Baths: 1/0/No

Fireplaces: 0

Unit Placement: Upper

Unit Level: 1

Grade School:

Middle School:

High School:

Directions: COMMONWEALTH AVE, WEST TO COLBORNE RD, RIGHT ON RANSOM RD

### Remarks

**SPACIOUS TWO-BEDROOM CONDOMINIUM AT BRIGHTON PLACE...QUIET SIDE STREET ONE SHORT BLOCK OFF COMM AVE...PROFESSIONALLY MANAGED BUILDING WITH ON-SITE OFFICE...GENEROUS ROOMS, HIGH FIRST FLOOR, EAT-IN-KITCHEN...NICE CONFIGURATION FOR OWNER-OCC OR FOR RENTAL...UNIT TEN-AT-WILL AT 1350/MO...MINIMUM 24-HR NOTICE REQUIRED**

### Property Information

Approx. Living Area: 739 sq. ft. (\$256.97/sq. ft.)

Approx. Acres:

Garage Spaces: 0 --

Living Area Includes:

Heat Zones: 1 Central Heat, Hot Water Baseboard, Gas, Common

Parking Spaces: 0 --

Living Area Source: Field Card

Cool Zones: 0 None

# of Living Levels: 1

Living Area Disclosures:

### Complex & Association Information

Complex Name: BRIGHTON PLACE  
CONDOMINIUM

Units in Complex: 351 Complete: Yes

Units Owner Occupied: 87 Source: MGT

Association: Yes Fee: \$387

Fee Includes: Heat, Hot Water, Water, Sewer, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor
Kitchen:	1		Dining Area
Master Bedroom:	1		Hard Wood Floor
Bedroom 2:	1		Hard Wood Floor
Bath 1:	1		Full Bath

### Features

Area Amenities: Public Transportation, Shopping, Park, Laundromat, Highway Access, T-Station, University

Appliances: Range

Association Pool: No

Assoc. Security: Intercom

Basement: Yes

Beach: No

Construction: Brick

Electric Features: Circuit Breakers

Exterior: Brick

Flooring: Tile, Hardwood

Interior Features: Cable Available, Intercom

Management: Professional - On Site

Pets Allowed: Yes w/ Restrictions (See Remarks)

Roof Material: Rubber

Sewer and Water: City/Town Water, City/Town Sewer

Terms: Other (See Remarks)

Utility Connections: for Gas Range

Waterfront: No

### Other Property Info

Disclosure Declaration: No

Disclosures:

Exclusions:

Lead Paint: Unknown

UFFI: Unknown Warranty Available: No

Year Built/Converted: 1930/

Year Built Source: Public Record

Year Built Desc: Approximate

Year Round: Yes

### Tax Information

Pin #: 2101925658

Assessed: \$175,800

Tax: \$2088 Tax Year: 2011

Book: 39262 Page: 179

Cert:

Zoning Code: RESI

Map: Block: Lot:

### Office/Agent Information

Listing Office: At Home Realty, Inc. (617) 738-1820 Ext. 101

Listing Agent: Mark Linsky () -

Team Member:

Sale Office:

Sale Agent:

Listing Agreement Type: ER w/Var.Rate Comm.

Entry Only: No

Showing: Sub-Agent: Sub-Agency Relationship Not Offered

Showing: Buyer-Agent: Call List Office, Call List Agent, Accompanied Showings, Appointment Req'd

Showing: Facilitator: Call List Office, Call List Agent, Accompanied Showings, Appointment Req'd

Special Showing Instructions: MINIMUM 24 HOUR NOTICE....UNIT LEASED THROUGH 8/31/2010

### Compensation

Sub-Agent: Not Offered

Buyer Agent: 2

Facilitator: 2

Lender Owned: No

Short Sale With Lender Approval Required: No

### Market Information

Listing Date: 7/1/2010

Listing Market Time: MLS# has been on for 200 day(s)

Days on Market: Property has been on the market for a total of 200 day(s)

Office Market Time: Office has listed this property for 200 day(s)

Expiration Date:

Original Price: \$209,000

Off Market Date:

Sale Date:



The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2011 MLS Property Information Network, Inc.