

MARK LINSKY..PRINCIPAL BROKER..AT HOME REALTY

mark@athomere.com..617-738-1820



**MLS # 71109199 - Active
Condo - Low-Rise**

**319 FANEUIL STREET - Unit 1
Boston, MA : Brighton 02135
Suffolk County**

List Price: **\$269,900**

Total Rooms: **4**
Full/Half/Master Baths: **1/0/**
Unit Placement: **Upper, Corner**
Grade School:
High School:
Directions: **CORNER FANEUIL AND BROOKS STREET...NEAR OAK SQUARE**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **1**
Middle School:

Remarks

FANBROOK CONDOMINIUM OFFERS BUYERS UNMATCHED CHARM AND UNIQUE LAYOUTS....ABUNDANT NATURAL WOODWORK, BUILT-INS, WAINSCOTTING, WALL SCONCES, FRENCH DOORS AND BUILT-IN BREAKFAST NOOK WILL SATISFY ANY ADMIRER OF PERIOD DETAIL...USED NOW AS A ONE-BED, FLR PLAN ALLOWS FOR EASY CONVERSION TO TWO-BEDROOM UNIT...LOVELY OVERSIZED DECK OFF KITCHEN PROVIDES AMPLE OUTDOOR SPACE FOR COOKING/DINING/RELAXING...SELF-MANAGED, WELL RUN ASSOCIATION, COMMON LAUNDRY AND STORAGE...NEW EXTER PAINT 2B DONE AUGUST

Property Information

Approx. Living Area: **1043 sq. ft. (\$258.77/sq. ft.)** Approx. Acres:
Living Area Includes: Heat Zones: **1 Central Heat, Hot Water Radiators, Gas, Common** Garage Spaces: **0 --**
Living Area Source: **Field Card** Cool Zones: **2 Window AC, 2 Units** Parking Spaces: **0 --**
Living Area Disclosures: # of Living Levels: **1**

Complex & Association Information

Complex Name: **FANBROOK CONDOMINIUM** Units in Complex: **12** Complete: **Yes** Units Owner Occupied: **10**
Association: **Yes** Fee: **\$454.82** Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, Landscaping, Snow Removal, Extra Storage, Refuse Removal** Source: **OWNER**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	24x15	Hard Wood Floor, Bay / Bow / Box Window(s), French Doors
Dining Room:	1	13x11	Hard Wood Floor, Custom Built Closet / Cabinets, French Doors
Kitchen:	1	13x11	Stone / Ceramic Tile Floor, Dining Area, Balcony / Deck
Master Bedroom:	1	12x12	Hard Wood Floor
Bedroom 2:			Hard Wood Floor
Bath 1:	1	10x8	Full Bath, Custom Built Closet / Cabinets
Foyer:	1	9x10	Walk-in Closet, Hard Wood Floor

Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Association Pool: **No**
Assoc. Security: **Intercom**
Basement: **Yes**
Beach: **No**
Construction: **Frame**
Electric Features: **Circuit Breakers**
Energy Features: **Storm Windows**
Exterior: **Clanboard. Wood**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures: **TAXES REFLECT RESID'L EXEMPTION...CURRENT USE 1-BED, MOST UNITS IN ASSOC CONVERTED TO 2-BEDS**
Exclusions:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Available: **No**
Year Built/Converted: **1920/**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round:

Exterior: Stairs, Deck

Exterior Features: **Porch**
 Flooring: **Tile, Hardwood**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Cable Available, French Doors**
 Management: **Owner Association**
 Pets Allowed: **Yes**
 Roof Material: **Rubber**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Terms: **Other (See Remarks)**
 Utility Connections: **for Gas Range**
 Waterfront: **No**

Tax Information

Pin #: **2203231020**
 Assessed: **\$228,700**
 Tax: **\$1230.89** Tax Year: **2011**
 Book: **37188** Page: **249**
 Cert:
 Zoning Code: **RESI**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **At Home Realty, Inc. (617) 738-1820**
 Listing Agent: **Sheree Skoler (617) 504-3559**
 Team Member:
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **ER w/Dual Rate Comm.**
 Entry Only: **No**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2**
 Facilitator: **2**
 Lender Owned: **No**
 Short Sale With Lender Approval Required: **No**

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

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

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

Special Showing Instructions: **UNIT IS VACANT AND EASY TO SHOW ON SHORT NOTICE**

Market Information

Listing Date: **7/14/2010** Listing Market Time: MLS# has been on for **164** day(s)
 Days on Market: Property has been on the market for a total of **164** day(s) Office Market Time: Office has listed this property for **164** day(s)
 Expiration Date: **1/31/2011**
 Original Price: **\$299,000**
 Off Market Date:
 Sale Date:

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