



**MLS # 70442742 - Sold
Multi Family - 2 Family**

35 CHAMPNEY
Boston, MA : Brighton 02135
Suffolk County
Color: **WHITE-RED**
Total Units: **2**
Total Rent: **\$0**
Total Bedrooms: **9**
Total Fireplaces: **0**
Middle School:
Directions: **FROM OAK SQ,RIGHT ON CHAMPNEY**

List Price: **\$604,900**
Sale Price: **\$600,000**

Total Floors: **3**
Total Rooms: **13**
Total Full/Half Baths: **4/0**
Grade School:
High School:

Remarks

SPACIOUS PHILADELPHIA STYLE TWO-FAMILY HOME CONVENIENTLY LOCATED JUST OFF OAK SQUARE ON QUIET RESID'L STREET...OFF-STREET PARKING AND LARGE LEVEL YARD...FIVE AND SEVEN ROOM DUPLEX UNITS, EACH WITH 2-BATHS AND WASHER/DRYER IN UNITS...MUCH NAT'L WOOD, UPDATED EAT-IN-KITCHENS...NEEDS SOME COSMETICS/NEW ROOF/2ND FLR BOILER <5YRS...3100+ SF LIVING SPACE...OWNER WILL FINANCE UP TO 90% OF PURCHASE PRICE**GREAT OWNER-OCC, INCOME OR CONVERSION OPPTY**

Property Information

Approx. Living Area: **3193 sq. ft.** Approx. Acres: **0.11 (4800 sq. ft.)** Garage Spaces: **0**
Living Area Includes: Heat/Cool Zones: **2/0** Parking Spaces: **2** Off-Street, Tandem
Living Area Source: **Public Record** Heat/Cool Units: **2/0** Approx. Street Frontage:
Living Area Disclosures:

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$0
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$0
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$0
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1
Rooms: **6** Bedrooms: **4** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **2** Floor: **1** Rent: **0** Lease: **No**
Rooms: **Living Room, Kitchen, Laundry**
Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Interior Features: **Cable TV Available, Philadelphia**
Heating: **Hot Water Radiators, Gas, Individual, Unit Control**
Cooling: **None**

Unit #2
Rooms: **7** Bedrooms: **5** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **0** Lease: **No**
Rooms: **Living Room, Family Room, Laundry**
Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Interior Features: **Cable TV Available, Philadelphia**
Heating: **Hot Water Radiators, Gas, Individual, Unit Control**
Cooling: **None**

Features

Area Amenities: **Public Transportation, Shopping**
Basement: **Yes Full, Interior Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 60 Amps/Less, Individually Metered**
Exterior: **Aluminum, Vinyl**
Exterior Features: **Porch, Enclosed Porch, Gutters, Fenced Yard**
Flooring: **Wood**
Foundation Size: **2362**
Foundation Description: **Other (See Remarks)**
Hot Water: **Natural Gas, Tank**
Lot Description: **Other (See Remarks)**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, City/Town Sewer**
Terms: **Other (See Remarks)**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures: **OWNER WILL FINANCE UP TO 90% OF PURCH PRICE,REASONABLE TERMS FOR QUALIFIED BUYER**
Exclusions:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Available: **No**
Year Built: **1925** Source: **Public Record**
Year Built Description: **Approximate**
Year Round: **Yes**

Tax Information

Pin #: **2203368000**
Assessed: **\$528,700**
Tax: **\$5880** Tax Year: **2007**
Book: **22142** Page: **142**
Cert:
Zoning Code: **resi**
Map: Block: Lot:

Utility Connections: **for Gas Range, Washer Hookup**
Waterfront: **No**



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 ©2007 MLS Property Information Network, Inc.