



**MLS # 70356699 - Sold
Condo - Other (See Remarks)**

**123 KILSYTH ROAD - Unit 6
Boston, MA : Brighton 02135
Suffolk County**

List Price: **\$249,000**
Sale Price: **\$252,600**

Total Rooms: **3**
Full/Half/Master Baths: **1/0/No**
Unit Placement: **Upper, Corner**
Grade School:
High School:
Directions: **LOCATED AT CORNER OF KILSYTH AND LANARK.**

Bedrooms: **1**
Fireplaces: **0**
Unit Level: **3**
Middle School:

Remarks

TOP-NOTCH RENOVATIONS NEARLY COMPLETE IN THIS THIRD FLOOR 1 BEDROOM UNIT IN CHARMING TURN-OF-CENTURY VICTORIAN SIX FAMILY.....BEST LOCATION, DESIRABLE CLEVELAND CIRCLE RESID'L AREA BORDERING BROOKLINE...1-CAR OFF STREET PARKING, BASEMENT STORAGE, SMALL DECK AND MORE...NEW EIK, STAINLESS APPLIANCES, BUILT-IN MICROWAVE...MARBLE-TILE BATH WITH NEW VANITY, MED CABINET/MIRROR...ALL NEW WINDOWS, LIGHT FIXTURES...REFINISHED HARDWOOD FLOORS. A GEM!!!. EZ TO SHOW.

Property Information

Approx. Living Area: **570 sq. ft. (\$443.16/sq. ft.)** Approx. Acres:
Living Area Includes: Heat Zones: **1 Central Heat, Oil, Common** Garage Spaces: **0 --**
Living Area Source: **Owner** Cool Zones: **0 None** Parking Spaces: **1 Off-Street, Assigned**
Living Area Disclosures: # of Living Levels: **1**

Complex & Association Information

Complex Name: **KILSYTH CONDOMINIUM TRUST** Units in Complex: **6** Complete: **Yes** Units Owner Occupied: **5** Source:
Association: **Yes** Fee: **\$229** Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3		Hard Wood Floor, Balcony/Deck
Kitchen:	3		Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:	3		Hard Wood Floor
Bath 1:	3		Full Bath, Linen Closet, Ceramic Tile Floor

Features

Area Amenities: **Public Transportation, Shopping, Park, Laundromat**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Association Pool: **No**
Basement: **Yes**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements**
Electric Features: **100 Amps**
Energy Features: **Insulated Windows**
Exterior: **Shingles, Wood**
Exterior Features: **Porch**
Flooring: **Wood, Tile**
Hot Water: **Oil**
Interior Features: **Cable Available**
Management: **Owner Association**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, City/Town Sewer**
Terms: **Other (See Remarks)**
Utility Connections: **for Gas Range**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures: **2006 assessment for exterior painting paid by seller.**
Exclusions:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Available: **No**
Year Built/Converted: **1890/**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round: **Yes**

Tax Information

Pin #: **2102158010**
Assessed: **\$180,100**
Tax: **\$2002** Tax Year: **2006**
Book: **0000** Page: **0000**
Cert:
Zoning Code: **RES1**
Map: Block: Lot:





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