



**MLS # 70396795 - Sold  
Condo - Hi-Rise**

**1949 Commonwealth Avenue - Unit 26  
Boston, MA : Brighton 02135-5903  
Suffolk County**

List Price: **\$238,000**  
Sale Price: **\$226,000**

Total Rooms: **3**  
Full/Half/Master Baths: **1/0/No**  
Unit Placement: **Middle**  
Grade School:  
High School:

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

Directions: **Commonwealth Avenue west near Chestnut Hill Avenue.**

**Remarks**

**Bright front facing 2nd floor unit in one of Cleveland Circle's premier buildings. Unit has beautiful detail, new bathroom, gleaming hardwood floors, high ceilings, crown molding and arched doorways. Nice eat in kitchen has plenty of storage. Enjoy a barbecue and soak in the sun while sitting by the pool. Walk to 3 "T" lines and Reservoir jogging trails. Common laundry, solid association and professionally managed. Easy to Show! Motivated Seller!**

**Property Information**

Approx. Living Area: **630 sq. ft. (\$358.73/sq. ft.)**  
Living Area Includes:  
Living Area Source: **Other**  
Living Area Disclosures:

Approx. Acres:  
Heat Zones: **Forced Air**  
Cool Zones: **Window AC**

Garage Spaces: **0 --**  
Parking Spaces: **1 Rented**  
# of Living Levels: **1**

**Complex & Association Information**

Complex Name: **Reservoir Manor Condominiums**  
Association: **Yes** Fee: **\$225**

Units in Complex: **83** Complete:  
Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

Units Owner Occupied: Source:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	2		<b>Hard Wood Floor</b>
Kitchen:	2		<b>Dining Area, Pantry</b>
Master Bedroom:	2		<b>Hard Wood Floor</b>
Bath 1:	2		<b>Full Bath, Ceramic Tile Floor</b>
Laundry:	B		--

**Features**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Golf Course, Medical Facility**  
Appliances: **Range, Refrigerator**  
Association Pool: **Yes Inground**  
Assoc. Security: **Intercom**  
Basement: **Yes**  
Beach: **No**  
Construction: **Brick**  
Electric Features: **Circuit Breakers**  
Exterior: **Brick**  
Flooring: **Wood, Tile, Vinyl**  
Insulation Features: **Full**  
Interior Features: **Cable Available, Intercom**  
Management: **Resident Superintendent**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Utility Connections: **for Gas Range, for Gas Oven**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built/Converted: **1925/1983**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$188,800**  
Tax: **\$1930.33** Tax Year: **2005**  
Book: **34331** Page: **306**  
Cert:  
Zoning Code: **resi**  
Map: Block: Lot:





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