

**32 Ransom Rd - Unit 9  
Boston, MA 02135-4902  
Condo**

MLS #: <b>70493807</b>	Status: <b>Sold</b>
List Price: <b>\$245,000</b>	Sale Price: <b>\$236,000</b>
List Date: <b>11/27/2006</b>	Sale Date: <b>5/15/2007</b>
Area: <b>Brighton</b>	Off Market Date: <b>3/16/2007</b>
Days on Market (Total): <b>109</b>	Days on Market (Office): <b>109</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Low-Rise</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Full Bath: <b>1</b>	Apprx Acres: <b>0</b>
Half Bath: <b>0</b>	Apprx Lot Size: <b>0 sq.ft.</b>
Master Bath:	Apprx Living Area: <b>734 sq.ft.</b>
Fireplaces: <b>0</b>	<b>(\$321.53/sq.ft.)</b>
Year Built: <b>1930</b>	Garage: <b>0 --</b>
No. Units: <b>351</b>	Parking: <b>0 --</b>
Association: <b>Yes</b>	Unit Level <b>3</b> Placement: <b>Upper</b>
Fee Includes: <b>Heat, Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	Fee: <b>\$371</b>



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>3</b>		<b>Hard Wood Floor</b>
Kitchen:	<b>3</b>		<b>Ceramic Tile Floor, Dining Area</b>
Master Bedroom:	<b>3</b>		<b>Hard Wood Floor</b>
Bedroom 2:	<b>3</b>		<b>Hard Wood Floor</b>
Bath 1:	<b>3</b>		<b>Full Bath, Ceramic Tile Floor</b>
Laundry:	<b>B</b>		<b>--</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Basement: **Yes**  
 Construction: **Brick**  
 Cooling: **None**  
 Exterior: **Brick**  
 Heating: **Hot Water Baseboard**  
 Interior Features: **Cable Available, Intercom**  
 Lead Paint: **Unknown**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No --**

**Remarks**

**Sunny, modern 2/3 bedroom condominium at Brighton Place. Professionally managed complex one block off Commonwealth Avenue. Very convenient location. Steps to the MBTA, restaurants and shopping. Brand new windows just installed! Hardwood floors, large fully-applianced eat-in kitchen, strong rental history. Currently leased at \$1,850 per month. A great opportunity for a homeowner or investor.**

**Tax Information**

Pin #: **W:21 P:01925 S:670**  
 Assessment: **\$206,700**  
 Taxes: **\$2299** Tax Year: **2006**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **resi**  
 Map: Block: Lot:

**Listing Information**

Directions: **Comm. Ave. west, right on Colborne Rd., right on Euston St., right on Ransom Rd.**  
 Showing: Sub-Agent: **Call List Agent**  
 Showing: Buyer-Agent: **Call List Agent**  
 Showing: Facilitator: **Call List Agent**  
 Special Showing Instructions: **Unit is occupied. 24 hours notice to show.**  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Listing Office: **At Home Realty, Inc. (617) 738-1820 Ext. 100**  
 Sale Office: **At Home Realty, Inc. (617) 738-1820 Ext. 100**  
 Seller Concessions at Closing:

Original Price: **\$245,000**  
 Sub-Agent Comp.: **2**  
 Buyer Agent Comp.: **2**  
 Facilitator Comp.: **2**

Entry Only: **No**  
 Listing Agent: **Keith Mullen (617) 738-1820**  
 Sale Agent: **Keith Mullen (617) 738-1820**  
 Financing: **Conv. Fixed**



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