

45 COLBORNE RD - Unit 6
Boston, MA 02135
Condo

MLS #: **70519351** Status: **Sold**
List Price: **\$239,900** Sale Price: **\$234,900**
List Date: **2/1/2007** Sale Date: **4/30/2007**
Area: **Brighton** Off Market Date: **3/16/2007**
Days on Market (Total): **43** Days on Market (Office): **43**

Property Features

Rooms: **3** Style: **Garden, Low-Rise, Courtyard**
Bedrooms: **1** Type: **Condo**
Full Bath: **1** Apprx Acres:
Half Bath: **0** Apprx Lot Size: **sq.ft.**
Master Bath: **No** Apprx Living Area: **600 sq.ft.**
Fireplaces: **0** Garage: **0 --**
Year Built: **1963** Parking: **1 Off-Street, Deeded**
No. Units: **112** Unit Level **3** Placement: **Top/Penthouse**
Association: **Yes** Fee: **\$310.66**
Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	3		Hard Wood Floor
Kitchen:	3		Ceramic Tile Floor
Master Bedroom:	3		Hard Wood Floor
Bath 1:	3		Full Bath, Ceramic Tile Floor

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Basement: **No**
Construction: **Brick**
Cooling: **Wall AC**
Disclosures: **2007 TAX AFTER RESID'L EXEMPT...GROSS TAX=2151,RES EXEMPT=1525**
Exterior: **Brick**
Heating: **Central Heat, Hot Water Baseboard, Oil, Common, Unit Control**
Hot Water: **Oil**
Interior Features: **Cable Available, Intercom**
Lead Paint: **Unknown**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No --**

Remarks

BEAUTIFULLY UPDATED AND SPACIOUS TOP FLOOR ONE-BEDROOM CONDO AT DESIRABLE COLBORNE COURT CONDO!! FULLY-APPLIANCED AND UPDATED EAT-IN-KITCHEN, SHINY HARDWOOD FLOORS, RECENTLY-UPDATED BATHROOM, GENEROUS CLOSETS, WALL A/C AND MUCH MORE...LOVELY COURTYARD SETTING, PROFESSIONAL MGT, INGROUND POOL STEPS FROM THIS UNIT AND ONE-CAR PARKING...COMMON LAUNDRY...24 HR NOTICE PLEASE!!!

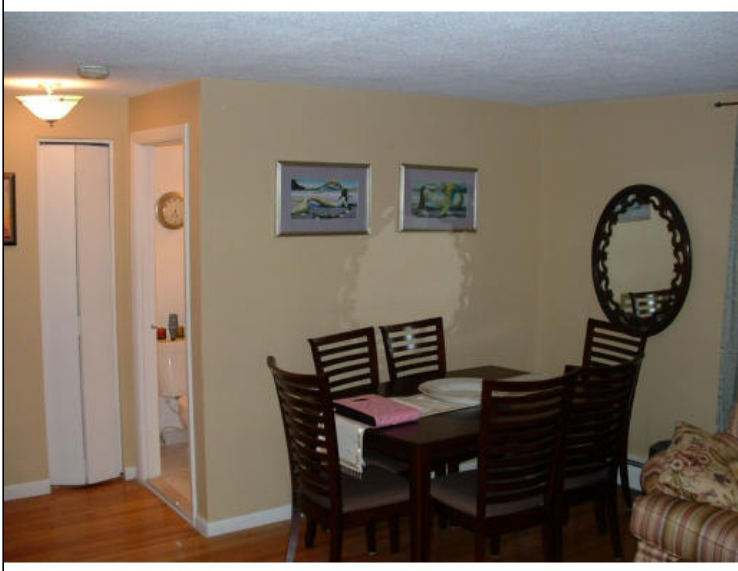
Tax Information

Pin #: **2101986048**
Assessment: **\$195,700**
Taxes: **\$626** Tax Year: **2007**
Book: **35437** Page: **201**
Cert:
Zoning Code: **RESI**
Map: Block: Lot:

Listing Information

Directions: **OFF 1670 BLOCK COMM AVE**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Office, Accompanied Showings, Appointment Req'd**
Showing: Facilitator: **Call List Office, Accompanied Showings, Appointment Req'd**
Special Showing Instructions: **UNIT OWNER-OCCUPIED..MINIMUM 24 HR NOTICE MANDATORY**
Listing Agreement Type: **ER w/Var.Rate Comm.**
Listing Office: **At Home Realty, Inc. (617) 738-1820**
Sale Office: **Premier Properties (508) 697-6100**
Seller Concessions at Closing:

Original Price: **\$239,900**
Sub-Agent Comp.: **Not Offered**
Buyer Agent Comp.: **2**
Facilitator Comp.: **2**
Entry Only: **No**
Listing Agent: **David Sugarman (781) 864-2337**
Sale Agent: **Martin Brackman (508) 941-3233**
Financing: **Conv. Fixed**





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