

**49 Fairbanks St - Unit 1  
Boston, MA 02135-2503  
Condo**

MLS #: **70571413** Status: **Sold**  
List Price: **\$275,000** Sale Price: **\$270,000**  
List Date: **5/3/2007** Sale Date: **6/27/2007**  
Area: **Brighton** Off Market Date: **6/24/2007**  
Days on Market (Total): **60** Days on Market (Office): **60**

**Property Features**

Rooms: **5** Style: **2/3 Family**  
Bedrooms: **3** Type: **Condo**  
Full Bath: **1** Apprx Acres: **0.07**  
Half Bath: **0** Apprx Lot Size: **2937 sq.ft.**  
Master Bath: **No** Apprx Living Area: **1100 sq.ft. (\$245.45/sq.ft.)**  
Fireplaces: **0** Garage: **0 --**  
Year Built: **1890** Parking: **1 --**  
No. Units: **2** Unit Level **2** Placement: **--**  
Association: **No** Fee: **\$150**



**Room Descriptions**

Room	Level	Size	Features
------	-------	------	----------

**Remarks**

**Rarely Available Condo in Large 2 Family Home. IN Quiet Friendly Neighborhood on One Way Street. In The Heart Of Oak Sq. Newer tile kitchen floor and cabinets Washer/Dryer & storage in the basement. Parking for 1 car. Walk to express bus, YMCA, Rogers Pk, restaurants & more. Easy access to Mass Pike & Storrow Dr. Great for owner occupancy/investor. First showing, 5/6/07, 1-3pm. Open House**

**Features & Other Information**

Basement: **Yes**  
Cooling: **Window AC**  
Heating: **Hot Water Radiators**  
Lead Paint: **Unknown**  
Pets Allowed: **Yes**  
Sewer and Water: **City/Town Water**  
Waterfront: **No --**

**Tax Information**

Pin #: **W:22 P:04007 S:000**  
Assessment: **\$99,999**  
Taxes: **\$99999** Tax Year: **2006**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **RES**  
Map: Block: Lot:

**Listing Information**

Directions: **Washington Street to Fairbanks Street. 3 Blocks from YMCA,towards Chestnut Hill Ave.**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **Call List Agent**

Special Showing Instructions: **First showing,5/6/07,1-3pm. Open House**

Listing Agreement Type: **Exclusive Right to Sell**

Listing Office: **Cosmopolitan Properties (617) 232-0007 Ext. 24**

Sale Office: **Vanguard Realty, Inc. (617) 789-5500 Ext. 102**

Seller Concessions at Closing:

Original Price: **\$275,000**

Sub-Agent Comp.: **Not Offered**

Buyer Agent Comp.: **2**

Facilitator Comp.: **2**

Entry Only: **No**

Listing Agent: **Orpheo Lyder (617) 719-4486**

Sale Agent: **Michael Olin (617) 504-1346**

Financing: **Conv. Fixed**



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.