



MLS # 71102958 - Sold
Multi Family - 2 Family - 2 Units Side by Side

90-92 Foster Street
Boston, MA : Brighton 02135

Suffolk County

Total Units: **2**
Total Rent: **\$6,600**
Total Bedrooms: **12**
Total Fireplaces: **0**
Middle School:

List Price: **\$795,000**
Sale Price: **\$871,500**

Total Floors: **3**
Total Rooms: **18**
Total Full/Half Baths: **4/0**
Grade School:
High School:

Directions: **Between Commonwealth and Washington - on the right going from Comm Ave**

Remarks

Incredible huge side-by-side two family with townhouse style side-by-side 3 level homes with 6 Bedrooms per unit in desirable location close to transportation, BC and more. Incredible space, first floor updated kitchens with full dining room and living rooms, with bedrooms upstairs. Incredible rental property or potential for one side to be available this September (left side pre-rented @ \$3800 to 8/31/2011). Huge off-street parking area (presently holds 10 cars side by side) - Amazing value!

Property Information

Approx. Living Area: **4500 sq. ft.** Approx. Acres: **0.21 (9583 sq. ft.)** Garage Spaces: **0**
Living Area Includes: Heat/Cool Zones: / Parking Spaces: **10** Off-Street
Living Area Source: **Public Record** Heat/Cool Units: **2/** Approx. Street Frontage:
Living Area Disclosures: **From docs/public record**

Annual Expenses

Heating: \$ Repair & Maintenance: \$ Management: \$ Gross Income: **\$79200**
Gas: \$ Trash Removal: \$ Miscellaneous: \$ Gross Expenses: \$
Electricity: \$ Sewer: \$ Ann. Prop. Oper. Data: **No** Net Income: **\$79200**
Water: \$ Insurance: \$ Annual Expense Source: --

Unit Descriptions

Unit #1

Rooms: **9** Bedrooms: **6** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **3** Floor: **1** Rent: **3800** Lease: **Yes**
Rooms: **Living Room, Dining Room, Kitchen**
Interior Features: **Cable TV Available, Hardwood Floors, Upgraded Cabinets**
Rent Includes: **Water**

Unit #2

Rooms: **9** Bedrooms: **6** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **3** Floor: **1** Rent: **2800** Lease: **Yes**
Rooms: **Living Room, Dining Room, Kitchen**
Interior Features: **Cable TV Available, Hardwood Floors, Upgraded Cabinets**

Features

Area Amenities: **Public Transportation, Shopping, Medical Facility**
Basement: **Yes Full**
Beach: **No**
Flooring: **Wood**
Foundation Size: **0**
Foundation Description: **Other (See Remarks)**
Lot Description: **Paved Drive**
Road Type: **Public**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built: **1915** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:

Tax Information

Pin #:
Assessed: **\$621,400**
Tax: **\$7392.23** Tax Year: **2010**
Book: **0** Page: **0**
Cert:
Zoning Code: **res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Newton - Centre St.  (617) 969-2447**
Listing Agent: **Todd Glaskin  (617) 796-6173**
Team Member:
Sale Office: **At Home Realty, Inc. (617) 738-1820 Ext. 100**
Sale Agent: **Keith Mullen (617) 738-1820**
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent**
Showing: Facilitator: **Call List Agent**
Special Showing Instructions: **Call Todd, ideally with a day's notice, 617-593-5685**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **2.5**
Lender Owned: **No**
Short Sale With Lender Approval Required: **No**

Market Information

Listing Date: **6/28/2010** Listing Market Time: MLS# has been on for **8** day(s)
Days on Market: Property has been on the market for a total of **8** day(s) Office Market Time: Office has listed this property for **8** day(s)
Expiration Date:
Original Price: **\$795,000**
Off Market Date: **7/6/2010**
Sale Date: **7/22/2010**
Seller Concessions at Closing: Financing: **Conv. Fixed**



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