



**MLS # 71272163 - Sold
Condo - Mid-Rise**

26 Waverly - Unit 306
Boston, MA : Brighton 02135
Suffolk County
 Unit Placement: **Upper**
 Unit Level: **3**
 Grade School:
 Middle School:
 High School:
 Outdoor Space Avail:
 Handicap Access/Features:
 Directions: **Waverly off market**

List Price: **\$214,900**
 Sale Price: **\$205,000**
 Total Rooms: **4**
 Bedrooms: **2**
 Bathrooms: **1f 0h**
 Master Bath:
 Fireplaces: **0**

Remarks

Best priced two bedroom condo on the market!! Investors or owner occupants. Upper floor corner unit in high owner occupied FHA approved building. Open kitchen / livingroom with balcony, hardwood floors under bedroom carpets. Elevator and Deeded parking, motivated seller!

Property Information

Approx. Living Area: 780 sq. ft. (\$262.82/sq. ft.)	Approx. Acres:	Garage Spaces: 0 --
Living Area Includes:	Heat Zones: Hot Water Baseboard, Gas	Parking Spaces: 1 Off-Street
Living Area Source: Field Card	Cool Zones: Wall AC	Levels in Unit: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name:	Units in Complex: 39 Complete:	Units Owner Occupied: 22 Source:
Association: Yes Fee: \$357	Fee Includes: Heat, Hot Water, Water, Elevator, Snow Removal	

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping**
 Appliances: **Range**
 Basement: **No**, --
 Beach: **No**
 Construction: **Brick**
 Electric Features: **110 Volts**
 Energy Features: **Insulated Windows**
 Exterior: **Brick**
 Exterior Features: **Porch**
 Flooring: **Wall to Wall Carpet**
 Hot Water: **Natural Gas**
 Insulation Features: **Full**
 Pets Allowed: **Yes w/ Restrictions**
 Roof Material: **Rubber**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built/Converted: **1962/**
 Year Built Source: **Appraiser**
 Year Built Desc: **Actual**
 Year Round:
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$185,300**
 Tax: **\$2369** Tax Year: **2011**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:


Office/Agent Information

Listing Office: RE/MAX Select Realty (617) 787-9800	Compensation
Listing Agent: David Fay (617) 828-7196	Sub-Agent: 2.5
Team Member:	Buyer Agent: 2.5
Sale Office: At Home Realty, Inc. (617) 738-1820 Ext. 101	Facilitator: 1.0
Sale Agent: Mark Linsky (617) 694-4208	
Listing Agreement Type: Exclusive Right to Sell	
Entry Only: No	
Showing: Sub-Agent: --	
Showing: Buyer-Agent: Call List Agent	
Showing: Facilitator: Call List Agent	
Special Showing Instructions:	

Market Information

Listing Date: 8/8/2011	Listing Market Time: MLS# has been on for 123 day(s)
Days on Market: Property has been on the market for a total of 465 day(s)	Office Market Time: Office has listed this property for 123 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$219,000	Seller Concessions at Closing:
Off Market Date: 12/15/2011	Financing: Conv. Fixed
Sale Date: 1/10/2012	
Sale Price: \$205,000	

Market History for 26 Waverly U:306, Boston, MA : Brighton 02135

MLS #	Date		DOM	Price
71100864	6/24/2010	Listed for \$239,000	Luan White	\$239,000
	9/10/2010	Price Changed to: \$232,000	Office Secretary	\$232,000
EXP	12/23/2010	Status Changed to: Expired	System	182
Market History for Coldwell Banker Residential Brokerage - Brookline (BB2436)			182	
71189260	2/17/2011	Listed for \$229,000	Michael Mahoney	\$229,000
	4/11/2011	Price Changed to: \$224,000	Michael Mahoney	\$224,000
EXT	5/30/2011	Status Changed to: Extended	Michael Mahoney	
	6/14/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers	Michael Mahoney	
	6/21/2011	Listing Alert Flag set to: No	Michael Mahoney	
EXT	6/30/2011	Status Changed to: Extended	Michael Mahoney	
WDN	7/27/2011	Status Changed to: Temporarily Withdrawn	Michael Mahoney	
EXP	8/1/2011	Status Changed to: Expired	System	160
Market History for Keller Williams Realty (BB6013)			160	
 71272163	8/8/2011	Listed for \$219,000	David Fay	\$219,000
EXT	10/4/2011	Status Changed to: Extended	David Fay	
	10/21/2011	Price Changed to: \$214,900	David Fay	\$214,900
	11/2/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers	David Fay	
EXT	11/7/2011	Status Changed to: Extended	David Fay	
EXP	12/9/2011	Status Changed to: Expired	System	
RAC	12/15/2011	Status Changed to: Reactivated	Kevin Cleary	
UAG	12/15/2011	Status Changed to: Under Agreement	David Fay	
SLD	1/10/2012	Status Changed to: Sold	David Fay	
	1/10/2012	Sold for \$205,000	David Fay	123 \$205,000
Market History for RE/MAX Select Realty (BB4637)			123	\$205,000
Market History for this property			465	\$205,000



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