

**45 Harvard Avenue - Unit 3
Brookline, MA 02446
Condo**

MLS #: **70363616** Status: **Sold**
List Price: **\$449,000** Sale Price: **\$416,000**
List Date: **4/7/2006** Sale Date: **6/29/2006**
Area: Off Market Date: **6/15/2006**
Days on Market (Total): **70** Days on Market (Office): **70**

Property Features

Rooms: **5** Style: **Low-Rise**
Bedrooms: **2** Type: **Condo**
Full Bath: **2** Apprx Acres:
Half Bath: **0** Apprx Lot Size: **sq.ft.**
Master Bath: **Yes** Apprx Living Area: **1222 sq.ft.**
Fireplaces: **0** Garage: **1 Deeded** (**\$340.43/sq.ft.**)
Year Built: **1950** Parking: **0 --**
No. Units: **42** Unit Level **2** Placement: **Top/Penthouse**
Association: **Yes** Fee: **\$625**
Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
:			Hard Wood Floor

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Basement: **Yes**
Construction: **Brick**
Cooling: **Window AC**
Exterior: **Brick**
Exterior Features: **Covered Patio/Deck**
Heating: **Oil, Unit Control**
Lead Paint: **None**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No --**

Remarks

Renovated in 2006! This newly renovated home in Harvard Gardens has it all! 2 bedrooms, 2 baths, large 3rd room - dining room/study or 3rd bedroom, gleaming hardwood floors, new stainless steel appliances and granite counters, 2 marble baths, tons of light, deeded garage parking and storage. Within walking distance to Coolidge Corner, Brookline Village and public transportation. Great buy!

Tax Information

Pin #:
Assessment: **\$0**
Taxes: **\$0** Tax Year: **2004**
Book: **1234** Page: **12**
Cert:
Zoning Code: **res**
Map: Block: Lot:

Listing Information

Directions: **Take Harvard St. or Park to Harvard Ave.**
Showing: Sub-Agent: **Call List Office, Appointment Req'd**
Showing: Buyer-Agent: **Call List Office, Appointment Req'd**
Showing: Facilitator: **Call List Office**
Listing Agreement Type: **Exclusive Right to Sell**
Listing Office: **Signature Realty Services LLC (617) 787-1584 Ext. 1**
Sale Office: **At Home Realty, Inc. (617) 738-1820**
Seller Concessions at Closing:

Original Price: **\$549,000**
Sub-Agent Comp.: **2.5**
Buyer Agent Comp.: **2.5**
Facilitator Comp.: **-**
Entry Only: **No**
Listing Agent: **Holly Daniels (617) 787-1584**
Sale Agent: **Sheree Skoler (617) 504-3559**
Financing: **Conv. Fixed**



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