

110A Chestnut Street - Unit 1
Brookline, MA 02446
Condo

MLS #: **70338343** Status: **Sold**
List Price: **\$339,000** Sale Price: **\$323,500**
List Date: **2/28/2006** Sale Date: **9/29/2006**
Area: Off Market Date: **7/27/2006**
Days on Market (Total): **150** Days on Market (Office): **150**

Property Features

Rooms: **4** Style: **2/3 Family**
Bedrooms: **2** Type: **Condo**
Full Bath: **1** Apprx Acres:
Half Bath: **0** Apprx Lot Size: **sq.ft.**
Master Bath: **No** Apprx Living Area: **800 sq.ft.**
Fireplaces: **0** Garage: **0 --** (**\$404.38/sq.ft.**)
Year Built: **1900** Parking: **2 Off-Street, Tandem, Deeded**
No. Units: **2** Unit Level **1** Placement: **Front, Back**
Association: **Yes** Fee: **\$150**
Fee Includes: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	14x13	Hard Wood Floor
Kitchen:	1	11x13	Ceramic Tile Floor
Master Bedroom:	1	12x12	Hard Wood Floor
Bedroom 2:	1	13x11	Hard Wood Floor
Bath 1:	1	--	--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**
Basement: **Yes**
Construction: **Frame**
Cooling: **None**
Disclosures: **TAX=45% OF 2-FAM ASSESSED VALUE...SQ FT AND CONDO FEES ESTIMATED**
Electric: **Circuit Breakers**
Exterior: **Vinyl**
Exterior Features: **Porch**
Heating: **Forced Air, Gas, Individual, Unit Control**
Hot Water: **Natural Gas, Tank**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No --**

Remarks

BEST BUY IN BROOKLINE!! LOVELY NEW RENOVATION OF 4 ROOM CONDO WITH NEW HARDWOOD FLOORS. LARGE NEW MODERN EAT-IN-KITCHEN WITH STAINLESS STEEL APPLIANCES, DISHWASHER, DISPOSAL AND BEAUTIFUL CABINETS. PORCH OFF THE KITCHEN WITH A SENSE OF TRANQUILITY. STORAGE AND LAUNDRY IN THE BASEMENT. 2 TANDEM ASSIGNED PARKING SPACES. PETS O.K. WALKING DISTANCE TO D LINE, LINCOLN SCHOOL, JAMAICA POND, PARKS, SHOPPING.

Tax Information

Pin #:
Assessment: **\$242,325**
Taxes: **\$2314** Tax Year: **2006**
Book: **14878** Page: **153**
Cert:
Zoning Code: **RESI**
Map: Block: Lot:

Listing Information

Directions: **Cypress to Chestnut**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Office, Call List Agent, Lock Box**
Showing: Facilitator: **Call List Office, Call List Agent, Lock Box**
Special Showing Instructions: **UNIT ON LOCKBOX, CALL LISTING AGENT FOR CODE AND/OR TO SCHEDULE SHOWING**
Listing Agreement Type: **Exclusive Right to Sell**
Firm Remarks: **ON LOCKBOX, CALL JANICE FOR LOCKBOX CODE/AND OR SHOWINGS**
Listing Office: **Cosmopolitan Properties (617) 232-0007 Ext. 23**
Sale Office: **CBRB - Brookline (617) 731-2447**
Seller Concessions at Closing:

Original Price: **\$389,900**
Sub-Agent Comp.: **Not Offered**
Buyer Agent Comp.: **2%**
Facilitator Comp.: **2%**
Entry Only: **No**
Listing Agent: **Janice Ross (617) 504-0051**
Sale Agent: **Jonathan Sandler (617) 796-7463**
Financing: **Conv. Fixed**



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