

**197 KENT ST - Unit 45**  
**Brookline, MA 02446**  
**Condo**

MLS #: <b>70559113</b>	Status: <b>Sold</b>
List Price: <b>\$312,900</b>	Sale Price: <b>\$303,000</b>
List Date: <b>4/14/2007</b>	Sale Date: <b>5/22/2007</b>
Area:	Off Market Date: <b>4/28/2007</b>
Days on Market (Total): <b>15</b>	Days on Market (Office): <b>15</b>



**Property Features**

Rooms: <b>3</b>	Style: <b>Low-Rise</b>
Bedrooms: <b>1</b>	Type: <b>Condo</b>
Full Bath: <b>1</b>	Apprx Acres:
Half Bath: <b>0</b>	Apprx Lot Size: <b>sq.ft.</b>
Master Bath: <b>No</b>	Apprx Living Area: <b>684 sq.ft.</b> <b>(\$442.98/sq.ft.)</b>
Fireplaces: <b>0</b>	Garage: <b>0 --</b>
Year Built: <b>1967</b>	Parking: <b>1 Off-Street, Assigned</b>
No. Units: <b>68</b>	Unit Level <b>4</b> Placement: <b>--</b>
Association: <b>Yes</b>	Fee: <b>\$381.16</b>

Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>4</b>	<b>17x14</b>	<b>Hard Wood Floor</b>
Kitchen:	<b>4</b>	<b>12x13</b>	<b>--</b>
Master Bedroom:	<b>4</b>	<b>17x11</b>	<b>Hard Wood Floor</b>
Bath 1:	<b>4</b>		<b>Ceramic Tile Floor</b>

**Features & Other Information**

Appliances: **Range, Refrigerator**  
 Basement: **Yes**  
 Construction: **Brick**  
 Cooling: **Wall AC**  
 Disclosures: **CURRENT CONDO FEE INC EXTRA 60/MO FOR LOAN REPAY; ENDS APRIL 2008**  
 Electric: **Circuit Breakers, 60 Amps/Less**  
 Exterior: **Brick**  
 Heating: **Central Heat, Hot Water Baseboard, Gas, Individual, Unit Control**  
 Hot Water: **Natural Gas**  
 Interior Features: **Cable Available, Intercom**  
 Lead Paint: **Unknown**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **No --**

**Remarks**

**TERRIFIC OPPTY TO PURCHASE A VERY SPACIOUS ONE-BEDROOM CONDOMINIUM HOME JUST STEPS TO THE LONGWOOD MED AREA...OVERSIZED LIV-RM AND BEDROOM, BOTH WITH SHINY HARDWOOD FLOORS AND NICE NAT'L LIGHT...UPDATED FULL BATHROOM, SEMI-MODERN KITCHEN WITH CONVENIENT DINING AREA, GENEROUS CLOSETS AND MORE...ONE-CAR OFF STREET ASSIGNED PARKING SPACE, T ACCESSIBLE, ELEVATOR, COMMON LDYR AND PROF MGT.. VACANT AND EASY TO SHOW!! CALL!!**

**Tax Information**

Pin #: **127/11-30**  
 Assessment: **\$298,200**  
 Taxes: **\$2901** Tax Year: **2007**  
 Book: **9944** Page: **189**  
 Cert:  
 Zoning Code: **RESI**  
 Map: Block: Lot:

**Listing Information**

Directions: **LONGWOOD TO KENT; ACROSS FROM FOOTBALL FIELD**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Office, Call List Agent, Accompanied Showings, Appointment Req'd**  
 Showing: Facilitator: **Call List Office, Call List Agent, Accompanied Showings, Appointment Req'd**  
 Special Showing Instructions: **UNIT IS VACANT AND EZ TO SHOW ON SHORT NOTICE**  
 Listing Agreement Type: **ER w/Var.Rate Comm.**  
 Listing Office: **Cosmopolitan Properties (617) 232-0007**  
 Sale Office: **ERA The Norton Group (617) 623-6600 Ext. 31**  
 Seller Concessions at Closing:

Original Price: **\$312,900**  
 Sub-Agent Comp.: **Not Offered**  
 Buyer Agent Comp.: **2**  
 Facilitator Comp.: **2**  
 Entry Only: **No**  
 Listing Agent: **Sheryl Hirsch (617) 780-0334**  
 Sale Agent: **Christina Correia (617) 990-6164**  
 Financing: **Conv. Fixed**



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