

131 Sewall Ave - Unit 6
Brookline, MA 02446
Condo

MLS #: **70491326** Status: **Sold**
 List Price: **\$299,950** Sale Price: **\$299,000**
 List Date: **11/17/2006** Sale Date: **1/5/2007**
 Area: Off Market Date: **12/8/2006**
 Days on Market (Total): **21** Days on Market (Office): **21**



Property Features

Rooms: **3** Style: **Mid-Rise**
 Bedrooms: **1** Type: **Condo**
 Full Bath: **1** Apprx Acres:
 Half Bath: **0** Apprx Lot Size: **sq.ft.**
 Master Bath: Apprx Living Area: **717 sq.ft.**
 Fireplaces: **0** Garage: **0 --**
 Year Built: **1923** Parking: **1 Off-Street, Rented, Assigned**
 No. Units: **72** Unit Level **1** Placement: **Middle**
 Association: **Yes** Fee: **\$341**
 Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor
Dining Room:	1		Hard Wood Floor
Kitchen:	1		--
Master Bedroom:	1		Hard Wood Floor
Bath 1:	1		Full Bath, Ceramic Tile Floor
Laundry:	B		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Countertop Range, Refrigerator**
 Basement: **No**
 Construction: **Brick**
 Cooling: **Central Air**
 Exterior: **Brick**
 Heating: **Central Heat**
 Interior Features: **Cable Available, Intercom**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes w/ Restrictions (See Remarks)**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No --**

Remarks

Comfortable one bedroom Coolidge Corner condo in move-in condition on high, secure first floor. Hardwood floors, dining area, central air & laundry in an attractive building. On site rental parking from \$90/mo. About a 10 minute walk to hospital district. Could be purchased furnished for the right price. Possible handicapped access for moderate disability- ask broker. One pet permitted with restrictions- ask broker. Don't miss this one!

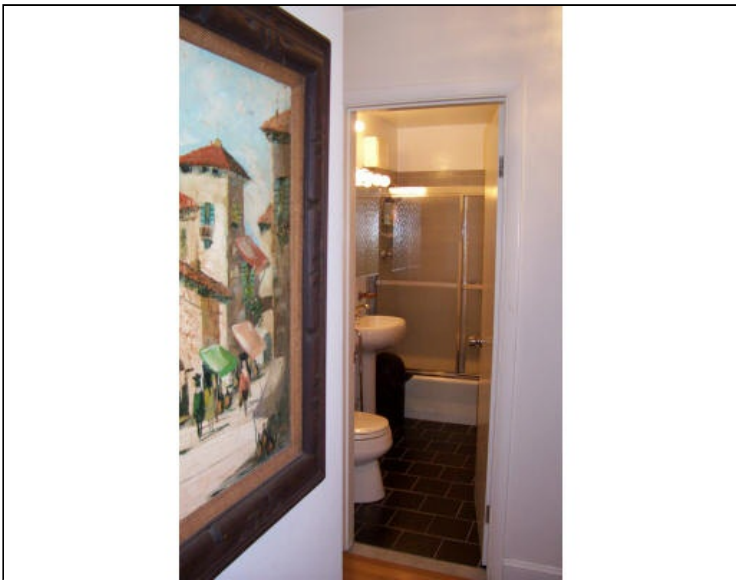
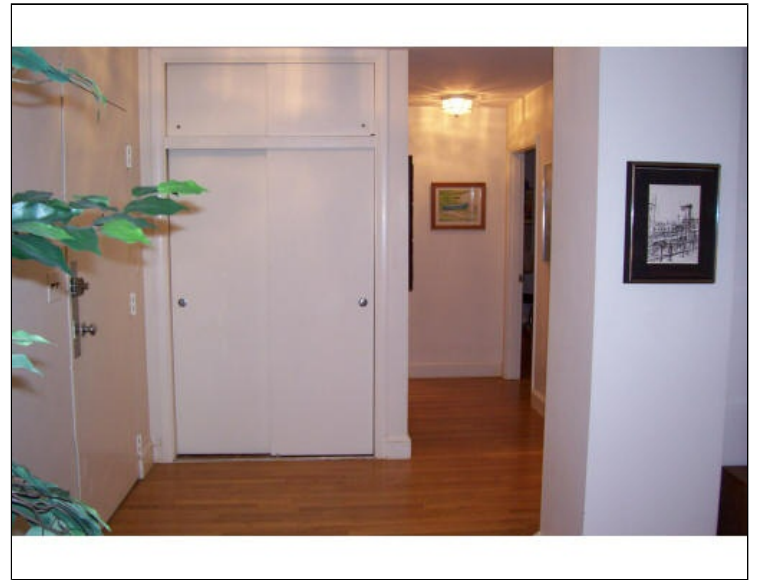
Tax Information

Pin #:
 Assessment: **\$312,800**
 Taxes: **\$2988** Tax Year: **2006**
 Book: **16** Page: **118**
 Cert:
 Zoning Code: **RES**
 Map: Block: Lot:

Listing Information

Directions: **Between St. Paul and Marshall**
 Showing: Sub-Agent: **Lock Box, MA Call MA-Pass at 508-389-1780**
 Showing: Buyer-Agent: **Lock Box, MA Call MA-Pass at 508-389-1780**
 Showing: Facilitator: **Lock Box, MA Call MA-Pass at 508-389-1780**
 Listing Agreement Type: **ER w/Var.Rate Comm.**
 Firm Remarks: **Nice unit. Great price.**
 Listing Office: **Greater Boston Home Buying Inc (617) 469-4200**
 Team Member: **Sam Schneiderman (617) 469-4200**
 Sale Office: **Cosmopolitan Properties (617) 232-0007**
 Seller Concessions at Closing:

Original Price: **\$299,950**
 Sub-Agent Comp.: **2.5**
 Buyer Agent Comp.: **2.5**
 Facilitator Comp.: **2.5**
 Entry Only: **No**
 Listing Agent: **Greater Boston Home Team (617) 469-4200**
 Sale Agent: **Sheryl Hirsch (617) 780-0334**
 Financing: **Cash**



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