

**131 Sewall Ave - Unit 52**  
**Brookline, MA 02446-5329**  
**Condo**

MLS #: **70516332** Status: **Sold**  
List Price: **\$269,000** Sale Price: **\$260,000**  
List Date: **1/25/2007** Sale Date: **3/15/2007**  
Area: Off Market Date: **1/30/2007**  
Days on Market (Total): **249** Days on Market (Office): **40**

### Property Features

Rooms: **3** Style: **Courtyard**  
Bedrooms: **1** Type: **Condo**  
Full Bath: **1** Apprx Acres: **0**  
Half Bath: **0** Apprx Lot Size: **0 sq.ft.**  
Master Bath: **No** Apprx Living Area: **530 sq.ft.**  
Fireplaces: **0** Garage: **1 Under, Assigned, Insulated**  
Year Built: **1923** Parking: **1 Assigned**  
No. Units: **52** Unit Level **5** Placement: **Upper, Middle**  
Association: **Yes** Fee: **\$485**  
Fee Includes: **Heat, Hot Water, Water, Sewer, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**



### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>	--	--
Kitchen:	<b>1</b>	--	--
Master Bedroom:	<b>1</b>	--	--
Bath 1:	<b>1</b>	--	--
Laundry:	<b>B</b>	--	--

### Features & Other Information

Appliances: **Disposal, Countertop Range, Refrigerator**  
Basement: **Yes**  
Construction: **Brick**  
Cooling: **Central Air**  
Electric: **Fuses**  
Exterior: **Brick**  
Heating: **Central Heat**  
Hot Water: **Electric**  
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

**Dream location! Minutes to Coolidge Corner shops and restaurants, and the Greenline C Line. Walk to Longwood Medical Area. Roomier feeling than you'd expect, have to see it. Great window light and views of Boston. Assigned space in indoor parking garage. Coin-op laundry in basement. First showing is at the open house on Sunday, January 28th, from 12:30 – 2:00.**

### Tax Information

Pin #: **B:125 L:0007 S:0035**  
Assessment: **\$279,400**  
Taxes: **\$2718** Tax Year: **2007**  
Book: **NA** Page: **NA**  
Cert: **370835**  
Zoning Code: **NA**  
Map: Block: Lot:

### Listing Information

Directions: **Beacon St (toward downtown),right on Kent St,left on Sewall Ave (131 Sewall Ave,Unit 52)**

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**

Listing Agreement Type: **Exclusive Right to Sell**

Listing Office: **Think Residential Realty** (617) 244-2755

Team Member: **Kenneth Fund** (617) 293-3664

Sale Office: **Cosmopolitan Properties** (617) 232-0007

Seller Concessions at Closing:

Original Price: **\$269,000**

Sub-Agent Comp.: **Not Offered**

Buyer Agent Comp.: **2.5**

Facilitator Comp.: **2.0**

Entry Only: **No**

Listing Agent: **Barry Cheslin** (617) 510-7213

Sale Agent: **Sheryl Hirsch** (617) 780-0334

Financing: **Conv. Fixed**



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