



MLS # 70595881 - Active

Multi Family - 3 Family

41 Orkney Rd

Boston, MA : Brighton 02135-7727

Suffolk County

Total Units: 3

Total Rent: \$0

Total Bedrooms: 11

Total Fireplaces: 0

Middle School:

Directions: **Just off Beacon Street at Cleveland Circle.**

List Price: **\$1,395,000**

Total Floors: 3

Total Rooms: 18

Total Full/Half Baths: 6/0

Grade School:

High School:

Remarks

Fully leased through September of 2008...AND units #2 & #3 have already been leased 9/1/08-8/31/09 @ \$4,000/mo EACH! Tremendous income producing property in the heart of Cleveland Circle! Large modern units with 2 full baths, hardwood floors, oversized bedrooms, eat-in kitchens back porches. Great location for students or professionals. Steps to the MBTA Green C, D and B lines, shopping, restaurants, jogging trails, nightlife and more! Expansion potential in the basement. 3 parking spaces.

Property Information

Approx. Living Area: **5151 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.07 (3251 sq. ft.)**

Heat/Cool Zones: **1/0**

Heat/Cool Units: **1/0**

Garage Spaces: **0**

Parking Spaces: **3** Tandem, On Street Permit, Assigned

Approx. Street Frontage:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$127200**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**

Net Income: **\$127200**

Water: \$

Insurance: \$

Annual Expense Source: **Owner Provided**

Unit Descriptions

Unit #1

Rooms: **5**

Bedrooms: **3**

Full/Half Baths: **2/0**

Fireplaces: **0**

Levels: **1**

Floor: **1**

Rent: **3100**

Lease: **Yes**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher, Refrigerator**

Interior Features: **Cable TV Available, Pantry**

Heating: **Hot Water Radiators**

Cooling: **None**

Rent Includes: **Heat, Water, Hot Water**

Unit #2

Rooms: **6**

Bedrooms: **4**

Full/Half Baths: **2/0**

Fireplaces: **0**

Levels: **1**

Floor: **2**

Rent: **4100**

Lease: **Yes**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher, Refrigerator**

Interior Features: **Cable TV Available, Pantry**

Heating: **Hot Water Radiators**

Cooling: **None**

Rent Includes: **Heat, Water, Hot Water**

Unit #3

Rooms: **6**

Bedrooms: **4**

Full/Half Baths: **2/0**

Fireplaces: **0**

Levels: **1**

Floor: **3**

Rent: **3400**

Lease: **Yes**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher, Refrigerator**

Interior Features: **Cable TV Available, Pantry**

Heating: **Hot Water Radiators**

Cooling: **None**

Rent Includes: **Heat, Water, Hot Water**

Common Areas

Rooms: **Laundry**

Appliances: **Washer, Dryer**

Heating: **Hot Water Radiators**

Cooling: **None**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat**

Basement: **Yes** Full, Interior Access, Concrete Floor

Beach: **No**

Construction: **Brick**

Exterior: **Brick**

Exterior Features: **Porch**

Flooring: **Wood**

Foundation Size: **0000**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Lot Description: **Paved Drive**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Rubber**

Sewer and Water: **City/Town Water**

Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **Seller will not consider offers under \$1.35M.**

Exclusions:

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Available: **No**

Year Built: **1910** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

Tax Information

Pin #: **W:21 P:02374 S:000**

Assessed: **\$1,053,540**

Tax: **\$11578** Tax Year: **2007**

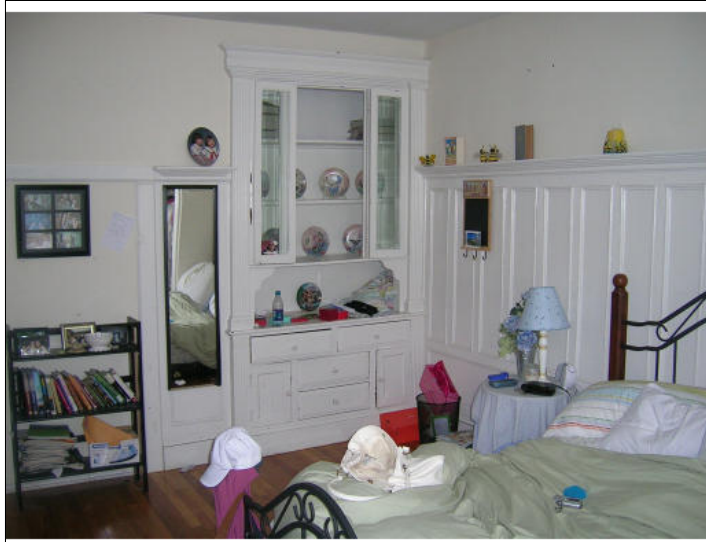
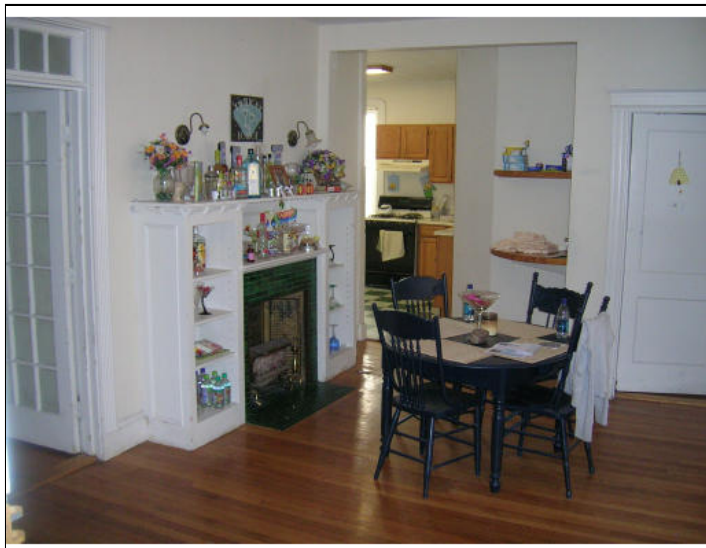
Book: **0** Page: **0**

Cert: **118596**

Zoning Code: **resi**

Map: Block: Lot:







The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2008 MLS Property Information Network, Inc.