



MLS # 70612366 - Under Agreement

Condo - Mid-Rise, Brownstone

1264 BEACON STREET - Unit 2

List Price: **\$795,000**

Brookline, MA 02446

Norfolk County

Total Rooms: **7**

Bedrooms: **3**

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

Fireplaces: **1**

Unit Placement: **Upper, Front, Back**

Unit Level: **1**

Grade School: **DEVOTION**

Middle School: **DEVOTION**

High School: **BHS**

Directions: **WESTBOUND SIDE BEACON NR PLEASANT**

## Remarks

**UNIQUE AND ELEGANT MANHATTAN-STYLE FLOOR-THRU CONDO IN ELEGANT 1920 BEACON BROWNSTONE, JUST STEPS FROM FINE SHOPPING AND EATERIES...SUPERB FLOOR PLAN, GRACIOUS FOYER..20-FT LIVRM WITH DECORATIVE F/P AND BUILT-INS, DOUBLE FRENCH DOORS TO FORMAL DINRM..CLASSIC MOLDING AND WAINSCOTTING..4-PC MASTER BATH AND 2ND BATH NEED UPDATING..UPDATED EAT-IN-KITCHEN W/ BREAKFAST BAR..DECK OFF KITCHEN..LAUNDRY ROOM/OFFICE..BASEMENT STORAGE..TRANSFERABLE RENTED GARAGE SPACE .. CURRENTLY RENTED, 90-DAY TAW**

## Property Information

Approx. Living Area: **2291 sq. ft. (\$347.01/sq. ft.)**

Approx. Acres:

Garage Spaces: **1 Heated**

Living Area Includes:

Heat Zones: **1 Central Heat, Forced Air, Hot Water Radiators, Oil**

Parking Spaces: **1 Off-Street, Rented**

Living Area Source: **Other**

Cool Zones: **0 Other (See Remarks)**

# of Living Levels: **1**

Living Area Disclosures:

## Complex & Association Information

Complex Name: **1258-1264 CONDOMINIUM**

Units in Complex: **17** Complete: **Yes**

Units Owner Occupied: **15**

Source: **MGT**

Association: **Yes** Fee: **\$621**

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

## Room Levels, Dimensions and Features

| Room            | Level    | Size         | Features                          |
|-----------------|----------|--------------|-----------------------------------|
| Living Room:    | <b>1</b> | <b>21x17</b> | <b>Fireplace, Hard Wood Floor</b> |
| Dining Room:    | <b>1</b> | <b>18x15</b> | <b>Hard Wood Floor</b>            |
| Kitchen:        | <b>1</b> | <b>16x11</b> | <b>Balcony/Deck, Pantry</b>       |
| Master Bedroom: | <b>1</b> | <b>14x16</b> | <b>Hard Wood Floor</b>            |
| Bedroom 2:      | <b>1</b> | <b>14x13</b> | <b>Hard Wood Floor</b>            |
| Bedroom 3:      | <b>1</b> | <b>14x13</b> | <b>Wall to Wall Carpet</b>        |
| Office:         | <b>1</b> | <b>11x10</b> | <b>--</b>                         |

## Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat**

Appliances: **Dishwasher, Disposal, Countertop Range, Refrigerator, Washer**

Association Pool: **No**

Assoc. Security: **Intercom**

Basement: **Yes**

Beach: **No**

Construction: **Brick**

Exterior: **Brick**

Exterior Features: **Porch**

Flooring: **Wood, Wall to Wall Carpet**

Hot Water: **Oil**

Interior Features: **Cable Available, Intercom**

Management: **Professional - Off Site**

Roof Material: **Rubber**

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

Utility Connections: **for Electric Range**

Waterfront: **No**

## Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **ASK AGENT ABOUT RECENT ASSESSMENT (SELLER PAID IN FULL)...RENTED: 90 DAY TAW**

Exclusions:

Lead Paint: **Unknown**

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

Year Built/Converted: **1920/**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round: **Yes**

## Tax Information

Pin #: **044/01-10**

Assessed: **\$778,500**

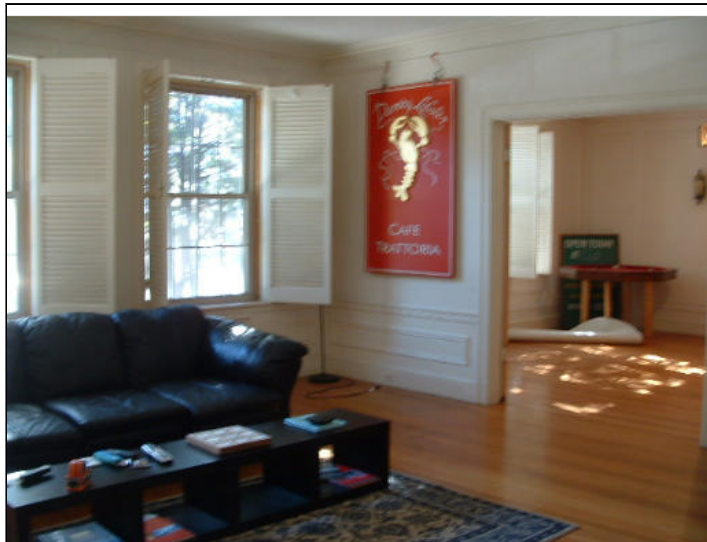
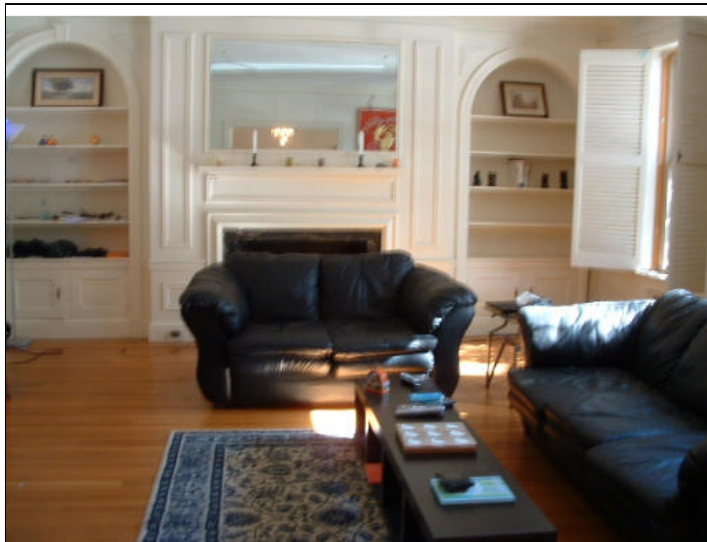
Tax: **\$7575** Tax Year: **2007**

Book: **20597** Page: **600**

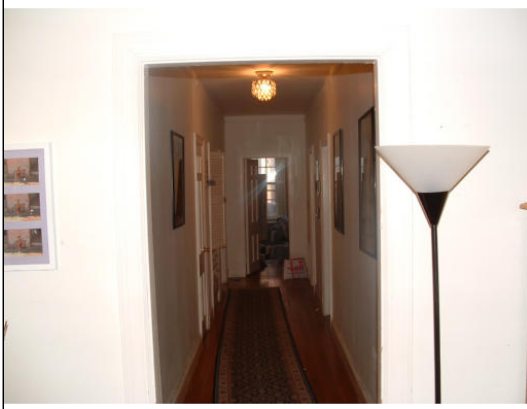
Cert:

Zoning Code: **RESI**

Map: Block: Lot:







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