



**MLS # 70675953 - New
Condo - Mid-Rise, Brownstone, Courtyard**

1945 COMMONWEALTH AVE - Unit 66

List Price: **\$399,000**

Boston, MA : Brighton 02135

Suffolk County

Total Rooms: **4**

Bedrooms: **2**

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

Fireplaces: **0**

Unit Placement: **Upper, Top/Penthouse, Corner**

Unit Level: **6**

Grade School:

Middle School:

High School:

Directions: **UPPER COMMONWEALTH AVENUE NEAR BOSTON COLLEGE AND RESERVOIR**

Remarks

SUN POURS INTO THIS TRULY STUNNING AND UNIQUE SIXTH (TOP) FLOOR CORNER UNIT IN MOST ELEGANT 1932 BROWNSTONE FEATURING ELEVATOR, METICULOUS LANDSCAPING, INGROUND POOL AND LIVE-IN SUPERINTENDENT..THIS 2-BED/2-BATH SUNFILLED UNIT BOASTS GORGEOUS GRANITE/MAPLE EAT-IN-KITCHEN W/ BREAKFAST BAR AND DINING AREA, RECESSED LIGHTS, RARE MASTER SUITE WITH STUDY/DRESSING AREA, GLEAMING HARDWOOD FLOORS, ALARM AND MUCH MORE..RENTAL PARKING AVAILABLE..EASY TO SHOW, CALL FOR APPOINTMENT!!

Property Information

Approx. Living Area: **1075 sq. ft. (\$371.16/sq. ft.)**

Approx. Acres:

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **1 Central Heat, Hot Water Radiators, Oil, Gas, Common**

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

Living Area Source: **Field Card**

Cool Zones: **0 None**

of Living Levels: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name: **RESERVOIR MANOR CONDOMINIUM**

Units in Complex: **83** Complete: **Yes**

Units Owner Occupied: **24**

Association: **Yes** Fee: **\$515**

Source: **MGT**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16x12	Hard Wood Floor
Kitchen:	1	14x15	Ceramic Tile Floor, Dining Area, Granite/Solid Counters
Master Bedroom:	1	16x11	Full Bath, Ceiling Fans, Walk-in Closet, Hard Wood Floor
Bedroom 2:	1	15x11	Hard Wood Floor
Bath 1:	1		Full Bath, Ceramic Tile Floor
Bath 2:	1		Full Bath, Ceramic Tile Floor

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**

Association Pool: **Yes Inground**

Assoc. Security: **Fenced, Intercom**

Basement: **Yes**

Beach: **No**

Construction: **Brick**

Electric Features: **Circuit Breakers, 60 Amps/Less**

Exterior: **Brick**

Flooring: **Wood, Tile**

Hot Water: **Oil, Tank**

Interior Features: **Cable Available, Intercom**

Management: **Professional - Off Site, Resident Superintendent**

Pets Allowed: **Yes w/ Restrictions (See Remarks)**

Roof Material: **Rubber**

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

Terms: **Other (See Remarks)**

Utility Connections: **for Gas Range**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **NO CLOSING BEFORE 2/1/2008**

Exclusions:

Lead Paint: **Unknown**

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

Year Built/Converted: **1932/1984**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round: **Yes**

Tax Information

Pin #: **2102478082**

Assessed: **\$361,700**

Tax: **\$3975** Tax Year: **2008**

Book: **0000** Page: **000**

Cert:

Zoning Code: **RESI**

Map: Block: Lot:







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