



MLS # 70690052 - Active
Multi Family - 2 Family
28-30 LANGLEY ROAD
Boston, MA : Brighton 02135
Suffolk County

List Price: **\$575,000**

Color: **BROWN**

Total Units: **2**

Total Floors: **2**

Total Rent: **\$2,800**

Total Rooms: **13**

Total Bedrooms: **8**

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

Total Fireplaces: **0**

Grade School:

Middle School:

High School: **BRIGHTON HIGH**

Directions: **LANGLEY RUNS OFF WASHINGTON STREET NEAR OAK SQUARE**

Remarks

WELL-MAINTAINED OWNER-OCCUPIED TWO-FAMILY HOME ON QUIET SIDE STREET STEPS TO OAK SQ, BRIGHTON CTR SHOPPING, FOOD AND TRANSPORTATION...UNIT ONE SIGNIF REHAB WITHIN LAST 2 YEARS: NEW KITCHEN, UPDATED BATH, NEW WIRING/ELECT, WINDOWS, FLOORS AND MORE...UNIT TWO RECENT PAINT, FLOORS, SOME BATH UPDATES, OLDER EIK...PLENTY ON-STREET PKNG; READY FOR CURB-CUT & OFF-STREET PKNG!! OWNER OCCUPIES UNIT 2, CURRENT RENT REFLECTS INCOME FROM 2 ROOMS...COULD EASILY RENT 2000+ AS 4-BED!! EZ TO SHOW!

Property Information

Approx. Living Area: **2539 sq. ft.**

Approx. Acres: **0.1 (4451 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **2/0**

Parking Spaces: **0** On Street Permit

Living Area Source: **Public Record**

Heat/Cool Units: **2/0**

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$33600**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

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

Net Income: **\$33600**

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions

Unit #1

Rooms: **6** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1800** Lease: **No**

Rooms: **Living Room, Kitchen, Laundry**

Appliances: **Range, Refrigerator, Washer, Dryer**

Interior Features: **Cable TV Available**

Heating: **Forced Air, Gas, Individual, Unit Control**

Rent Includes: **Water**

Unit #2

Rooms: **7** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **No**

Rooms: **Living Room, Kitchen, Laundry**

Appliances: **Range, Refrigerator, Washer, Dryer**

Interior Features: **Cable TV Available**

Heating: **Forced Air, Gas, Individual, Unit Control**

Cooling: **None**

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

Features

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

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

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 100 Amps, Individually Metered**

Energy Features: **Insulated Windows**

Exterior: **Shingles, Wood**

Exterior Features: **Porch, Gutters, Storage Shed, Screens, Satellite Dish**

Flooring: **Wood, Tile**

Foundation Size: **0000**

Foundation Description: **Granite**

Hot Water: **Natural Gas, Tank**

Lot Description: **Wooded**

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

Roof Material: **Asphalt/Fiberglass Shingles**

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

Terms: **Other (See Remarks)**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **SELLER IS REAL ESTATE SALESPERSON**

Exclusions:

Lead Paint: **Unknown**

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

Year Built: **1920** Source: **Public Record**

Year Built Description: **Approximate**

Year Round:

Tax Information

Pin #: **2204828000**

Assessed: **\$538,400**

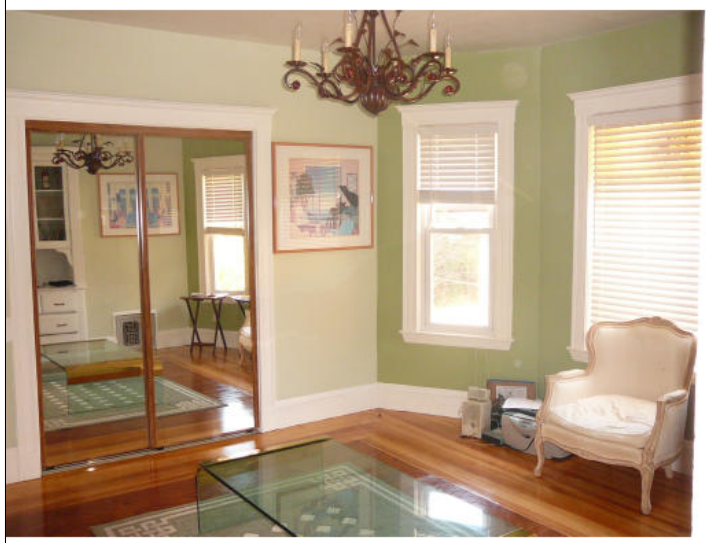
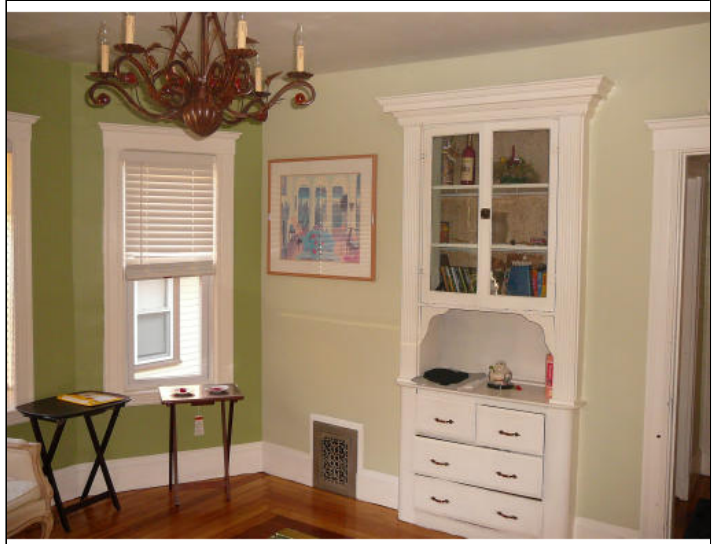
Tax: **\$5917** Tax Year: **2008**

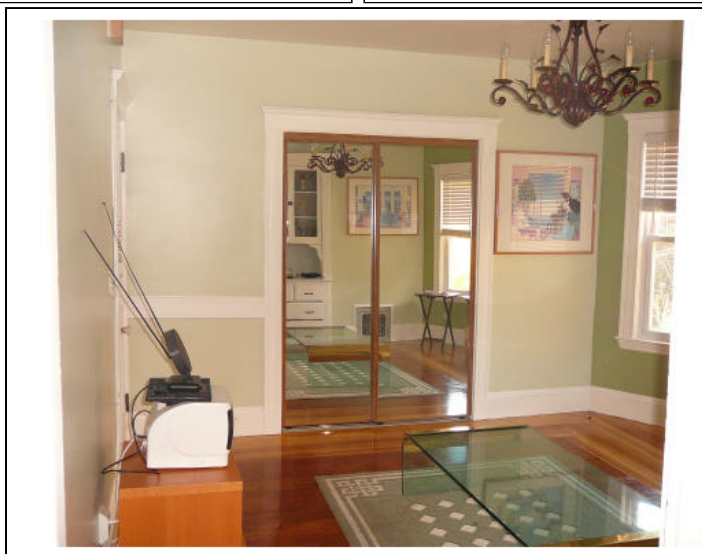
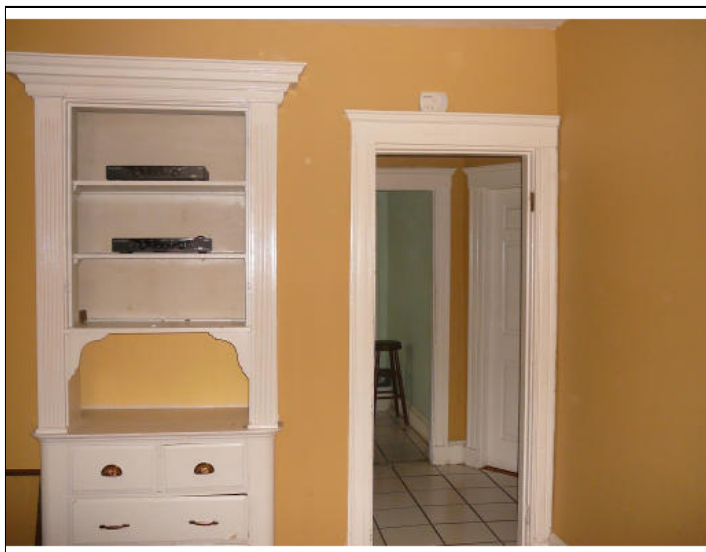
Book: **38607** Page: **67**

Cert:

Zoning Code: **RESI**

Map: Block: Lot:





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