



MLS # 70704120 - Active

Condo - 2/3 Family

68 Manet Rd - Unit 2

List Price: \$599,000

Newton, MA : Chestnut Hill 02467-1120

Middlesex County

Total Rooms: 9

Bedrooms: 3

Full/Half/Master Baths: 2/0/No

Fireplaces: 1

Unit Placement: **Top/Penthouse**

Unit Level: 2

Grade School: **Ward School**

Middle School:

High School: **Newton North**

Directions: **Commonwealth Avenue east, just before the Boston College main gate**

#### Remarks

Rarely available opportunity in prestigious Chestnut Hill! Beautifully renovated duplex condo on the 2nd and 3rd floor of a nicely maintained 2 fam. Super location, steps to Boston College. Sunny, clean and inviting. Main level has 2 bedrooms, an office and a sunroom that can easily be used for a bedroom. Nice hardwood floors. Brand new walk-up 3rd floor is perfect for a master suite, in-law apartment or au pair quarters. Very unique and versatile property. Must be seen to be fully appreciated.

#### Property Information

Approx. Living Area: 2437 sq. ft. (\$245.79/sq. ft.) Approx. Acres: 0

Garage Spaces: 1 **Detached, Assigned**

Living Area Includes:

Heat Zones: 3 **Electric Baseboard, Hot Water Radiators, Gas, Individual, Unit Control**

Parking Spaces: 2 **Off-Street, Assigned**

Living Area Source: **Owner**

Cool Zones: 0 **None**

# of Living Levels: 2

Living Area Disclosures: **Level 1 = 1400 sf (per master deed) + Level 2 = 1037 sf (est.)**

#### Complex & Association Information

Complex Name:

Units in Complex: 2 Complete: **Yes**

Units Owner Occupied: 1  
Source: **owner**

Association: **Yes** Fee: **\$200**

Fee Includes: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage**

#### Room Levels, Dimensions and Features

| Room            | Level | Size | Features                                                         |
|-----------------|-------|------|------------------------------------------------------------------|
| Living Room:    | 2     |      | <b>Fireplace, Ceiling Fans, Hard Wood Floor</b>                  |
| Dining Room:    | 2     |      | <b>Hard Wood Floor</b>                                           |
| Kitchen:        | 2     |      | <b>Ceramic Tile Floor, Dining Area, Pantry</b>                   |
| Master Bedroom: | 2     |      | <b>Ceiling Fans, Hard Wood Floor</b>                             |
| Bedroom 2:      | 2     |      | <b>Ceiling Fans, Hard Wood Floor</b>                             |
| Bedroom 3:      | 3     |      | <b>Fireplace, Cathedral Ceils, Ceiling Fans, Hard Wood Floor</b> |
| Bath 1:         | 2     |      | <b>Full Bath, Ceramic Tile Floor</b>                             |
| Bath 2:         | 3     |      | <b>Full Bath, Ceramic Tile Floor</b>                             |
| Laundry:        | B     |      | --                                                               |
| Office:         | 2     |      | <b>Ceiling Fans, Hard Wood Floor</b>                             |
| Sun Room:       | 2     |      | <b>Ceiling Fans, Hard Wood Floor</b>                             |
| Sitting Room:   | 3     |      | <b>Skylight, Cathedral Ceils, Ceiling Fans, Hard Wood Floor</b>  |

#### Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Golf Course**

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

Association Pool: **No**

Basement: **Yes**

Beach: **No**

Construction: **Frame**

Electric Features: **Circuit Breakers, 200 Amps**

Energy Features: **Storm Windows**

Exterior: **Aluminum**

Hot Water: **Natural Gas, Tank**

Interior Features: **Cable Available, Wetbar, Walk-up Attic**

Management: **Owner Association**

Pets Allowed: **Yes**

Roof Material: **Asphalt/Fiberglass Shingles**

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

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

Waterfront: **No**

#### Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **Converted attic (3rd floor) living area est. at 1037 sf. inc. storage/crawlspace**

Exclusions:

Lead Paint: **Unknown**

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

Year Built/Converted: **1920/**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round:

#### Tax Information

Pin #: **S:61 B:012 L:0010A**

Assessed: **\$407,500**

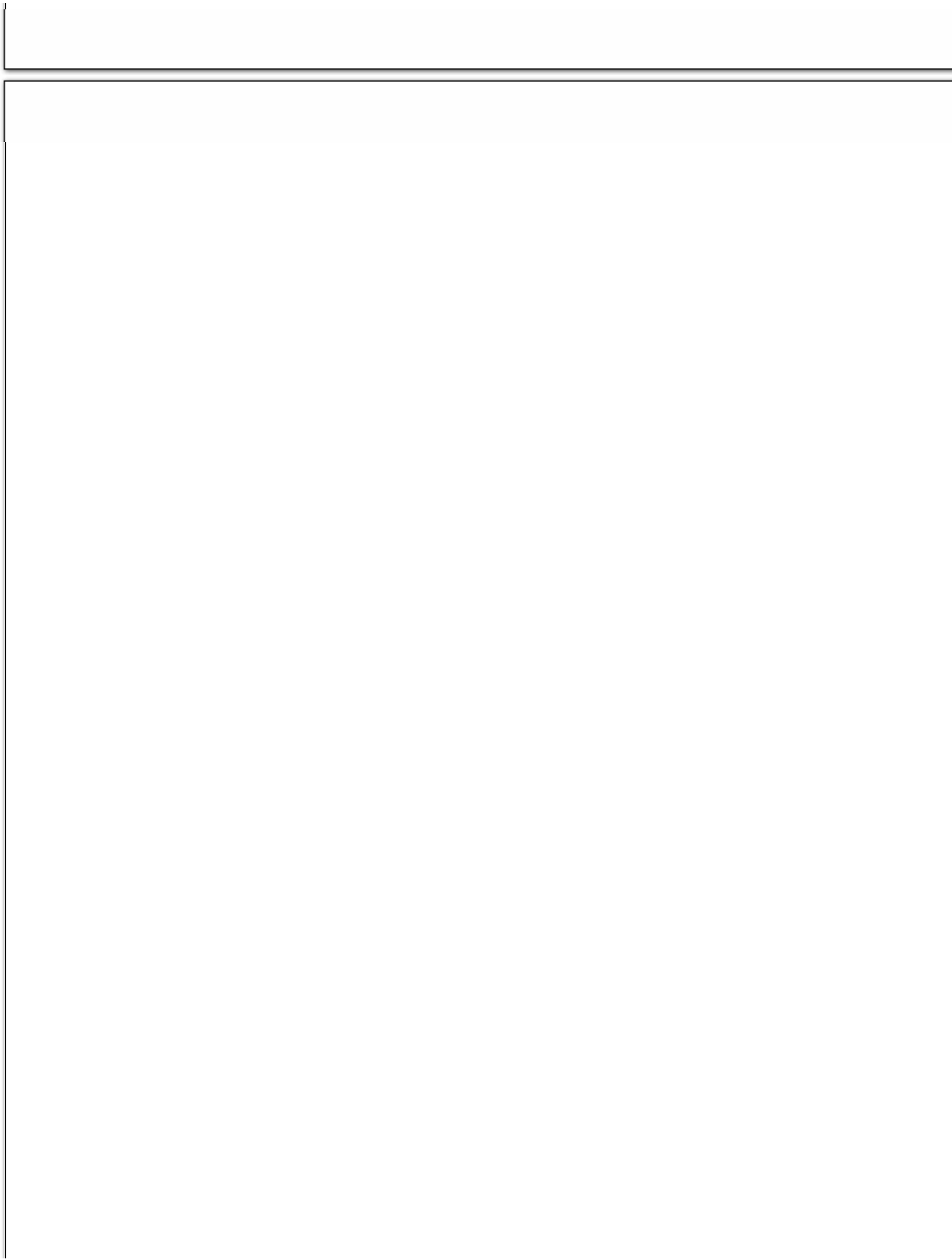
Tax: **\$3952** Tax Year: **2008**

Book: **47942** Page: **370**

Cert: **00148750**

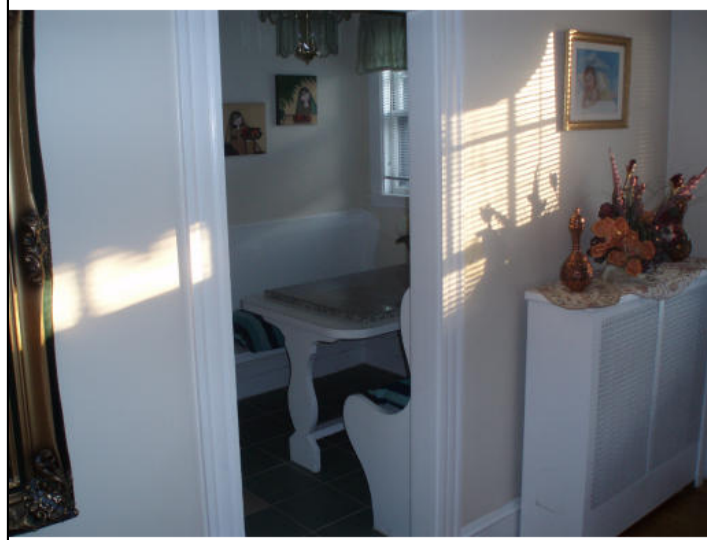
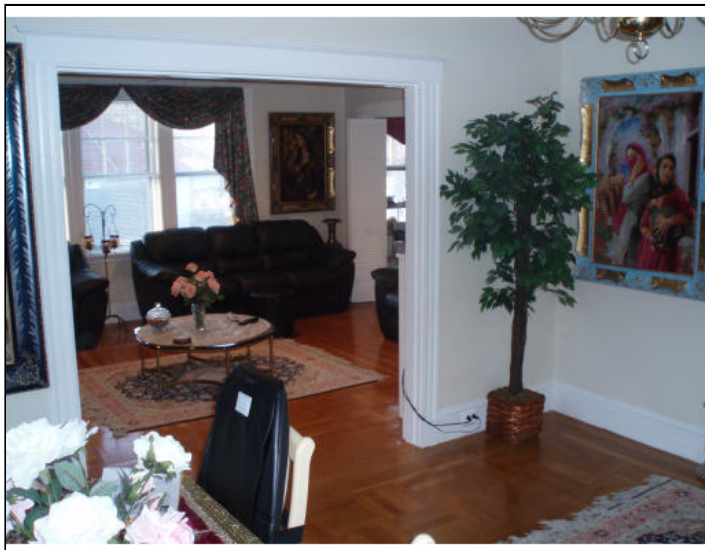
Zoning Code: **MR1**

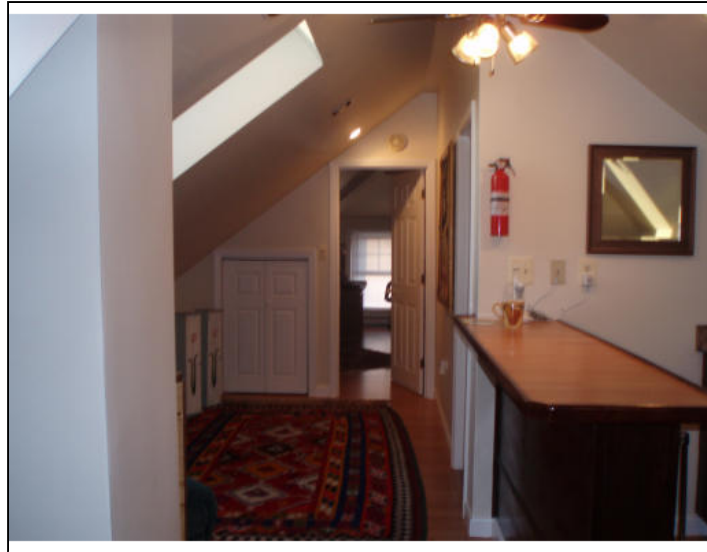
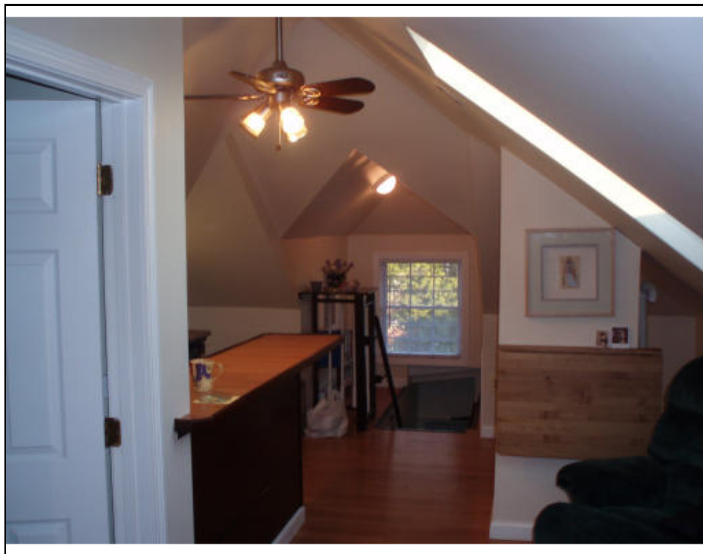
Map: Block: Lot:











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