



MLS # 70142130 - Sold

Condo - Mid-Rise

26 Glenville Ave - Unit 3

Boston, MA : Brighton 02134-3507

Suffolk County

Total Rooms: **6**

Full/Half/Master Baths: **1/0/**

Unit Placement: **Top/Penthouse**

Grade School:

High School:

Directions: **Off Harvard Ave. near the Comm. Ave. intersection.**

List Price: **\$339,000**

Sale Price: **\$324,300**

Bedrooms: **4**

Fireplaces: **0**

Unit Level: **3**

Middle School:

Remarks

*****ATTENTION INVESTORS and HOMEOWNERS*** Spacious, modern, top-floor condominium near the intersection of Commonwealth Avenue and Harvard Avenue. Large rooms, hardwood floors, modern eat-in kitchen with attached sunroom/porch/office. Prime location for Boston University students and young professionals. Steps to the MBTA, shopping, restaurants and bustling night life scene. Very strong rental history. Currently leased through 8/31/05 at \$2,700 per month. This is a great opportunity!**

Property Information

Approx. Living Area: 1390 sq. ft. (\$233.31/sq. ft.)	Approx. Acres: 0	Garage Spaces: 0 --
Living Area Includes:	Heat Zones: 1 Hot Water Baseboard, Steam, Oil	Parking Spaces: 0 --
Living Area Source: Owner	Cool Zones: 0 None	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name: Harlen Condominium	Units in Complex: 42 Complete: Yes	Units Owner Occupied: 3 Source: Mgmt. Co.
Association: Yes Fee: \$397	Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Snow Removal, Refuse Removal	
Optional Service Fee: \$	Opt Fee Includes: Extra Storage	

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3		Hard Wood Floor
Kitchen:	3		Dining Area, Pantry
Master Bedroom:	3		Hard Wood Floor, Bay/Bow Windows
Bedroom 2:	3		Hard Wood Floor
Bedroom 3:	3		Hard Wood Floor
Bedroom 4:	3		Hard Wood Floor
Bath 1:	3		Full Bath, Ceramic Tile Floor
Sun Room:			--

Features

Area Amenities: **Public Transportation, Shopping, Laundromat**
 Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Association Pool: **No**
 Assoc. Security: **Intercom**
 Basement: **Yes**
 Beach: **No**
 Construction: **Brick**
 Exterior: **Brick**
 Exterior Features: **Enclosed Porch**
 Flooring: **Wood**
 Management: **Professional - Off Site**
 Roof Material: **Tar & Gravel**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built/Converted: **1910/**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Year Round:

Tax Information

Pin #: **W:21 P:00873 S:028**
 Assessed: **\$282,200**
 Tax: **\$3028** Tax Year: **2005**
 Book: **0000** Page: **0000**
 Cert:
 Zoning Code: **resi**
 Map: Block: Lot:



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