



**MLS # 70147620 - Sold
Condo - Mid-Rise**

22 Glenville Ave - Unit 2

Boston, MA : Brighton 02134-3507

Suffolk County

Total Rooms: **7**

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

Unit Placement: **Upper**

Grade School:

High School:

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

List Price: **\$349,000**

Sale Price: **\$322,800**

Bedrooms: **4**

Fireplaces: **0**

Unit Level: **2**

Middle School:

Remarks

ATTENTION INVESTORS and HOMEOWNERS! Spacious, charming, sunny 4 bedroom condominium near the intersection of Commonwealth 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 nicely maintained unit with a strong rental history. Currently leased through 8/31/05. Shows very well.

Property Information

Approx. Living Area: **1395 sq. ft. (\$231.40/sq. ft.)**

Living Area Includes:

Living Area Source: **Owner**

Living Area Disclosures:

Approx. Acres: **0**

Heat Zones: **1 Hot Water Baseboard, Steam, Oil**

Cool Zones: **0 None**

Garage Spaces: **0 --**

Parking Spaces: **0 Rented, On Street Permit**

of Living Levels: **1**

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, Landscaping, Snow Removal, Extra Storage, Refuse Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2		Hard Wood Floor
Kitchen:	2		Dining Area, Pantry
Master Bedroom:	2		Hard Wood Floor, Bay/Bow Windows
Bedroom 2:	2		Hard Wood Floor
Bedroom 3:	2		Hard Wood Floor
Bedroom 4:	2		Hard Wood Floor
Laundry:	B		--
Sun Room:	2		--

Features

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

Interior Features: **Cable Available, Intercom**

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:040**

Assessed: **\$281,100**

Tax: **\$3016** Tax Year: **2005**

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

Cert:

Zoning Code: **resi**

Map: Block: Lot:





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