



MLS # 70159328 - Sold

Condo - Mid-Rise

28 Ransom Road - Unit 12A

Boston, MA : Brighton 02135-4902

Suffolk County

Total Rooms: 5

Full/Half/Master Baths: 1/0/No

Unit Placement: Below Grade

Grade School:

High School:

Directions: **West on Commonwealth Avenue, right on Colborne Road.**

List Price: **\$269,000**

Sale Price: **\$267,000**

Bedrooms: 2

Fireplaces: 0

Unit Level: 0

Middle School:

Remarks

Modern, bright, garden-level condominium at Brighton Place. Unique layout with extra large fully-applianced eat-in kitchen. The entryway is perfect for a den or office. Hardwood floors and abundant windows give this ground level unit an upper-floor feel. Very convenient location. Steps to the MBTA, restaurants and shopping. Currently leased through 8/31/05 at \$1,500/month. This is a great opportunity for a homeowner or investor. Two unit package available - See MLS # 70159329.

Property Information

Approx. Living Area: **889 sq. ft. (\$300.34/sq. ft.)**

Living Area Includes:

Living Area Source: **Owner**

Living Area Disclosures:

Approx. Acres: 0

Heat Zones: **1 Hot Water Baseboard**

Cool Zones: **0 None**

Garage Spaces: **0 --**

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

of Living Levels: **1**

Complex & Association Information

Complex Name: **Brighton Place Condominium**

Association: **Yes** Fee: **\$324**

Units in Complex: **351** Complete:

Units Owner Occupied: **81** Source: **Mgmt. Co.**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor
Kitchen:	1		Ceramic Tile Floor, Dining Area
Master Bedroom:	1		Hard Wood Floor
Bedroom 2:	1		Hard Wood Floor
Laundry:	B		--
Office:	1		Hard Wood Floor

Features

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

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

Association Pool: **No**

Assoc. Security: **Intercom**

Basement: **Yes**

Beach: **No**

Construction: **Brick**

Exterior: **Brick**

Flooring: **Wood, Tile**

Interior Features: **Intercom**

Management: **Professional - On Site**

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

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **Ask about pending special assessment.**

Exclusions:

Lead Paint: **Unknown**

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

Year Built/Converted: **1930/**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

Tax Information

Pin #: **W:21 P:01925 S:652**

Assessed: **\$214,100**

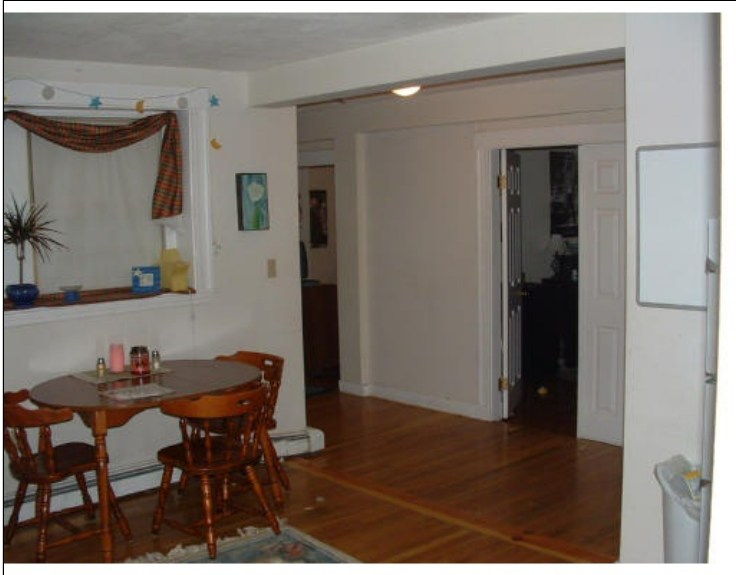
Tax: **\$2297** Tax Year: **2005**

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

Cert:

Zoning Code: **resi**

Map: Block: Lot:



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