



MLS # 70159919 - Sold
Condo - Mid-Rise, Brownstone, Courtyard

1949 Commonwealth Ave - Unit 32

List Price: **\$249,000**

Boston, MA : Brighton 02135-5903

Sale Price: **\$240,000**

Suffolk County

Total Rooms: **3**

Bedrooms: **1**

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

Fireplaces: **0**

Unit Placement: **Upper**

Unit Level: **3**

Grade School:

Middle School:

High School:

Directions: **Commonwealth Avenue west near Chestnut Hill Avenue.**

Remarks

Rare opportunity to own in one of Brighton's most elegant buildings. Sunny, meticulously maintained unit, loaded with charm and architectural detail. Beautifully landscaped grounds and pool. Spotless common areas. Conveniently located near Boston College, Cleveland Circle and the Chestnut Hill Reservoir. Easy walk to the MBTA "B", "C" and "D" lines. Steps to restaurants, shopping and jogging trails. Live-in superintendent. Pet friendly building. Low fees and taxes. This is a great place to live.

Property Information

Approx. Living Area: **610 sq. ft. (\$393.44/sq. ft.)**

Approx. Acres: **0**

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **1 Hot Water Baseboard**

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

Living Area Source: **Owner**

Cool Zones: **0 None**

of Living Levels: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name: **Reservoir Manor Condominium**

Units in Complex: **83** Complete: **Yes**

Units Owner Occupied: **26** Source: **Mgmt. Co.**

Association: **Yes** Fee: **\$225**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3		Hard Wood Floor
Kitchen:	3		Dining Area
Master Bedroom:	3		Hard Wood Floor
Laundry:	B		--

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Golf Course, Medical Facility**

Appliances: **Range, Dishwasher, Refrigerator**

Association Pool: **Yes Inground**

Assoc. Security: **Intercom**

Basement: **Yes**

Beach: **No**

Construction: **Brick**

Exterior: **Brick**

Flooring: **Wood**

Hot Water: **Oil**

Interior Features: **Cable Available, Intercom**

Management: **Resident Superintendent**

Roof Material: **Rubber**

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

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **Tax reflects residential exemption.**

Exclusions:

Lead Paint: **Unknown**

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

Year Built/Converted: **1932/**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

Tax Information

Pin #: **W:21 P:02478 S:114**

Assessed: **\$184,200**

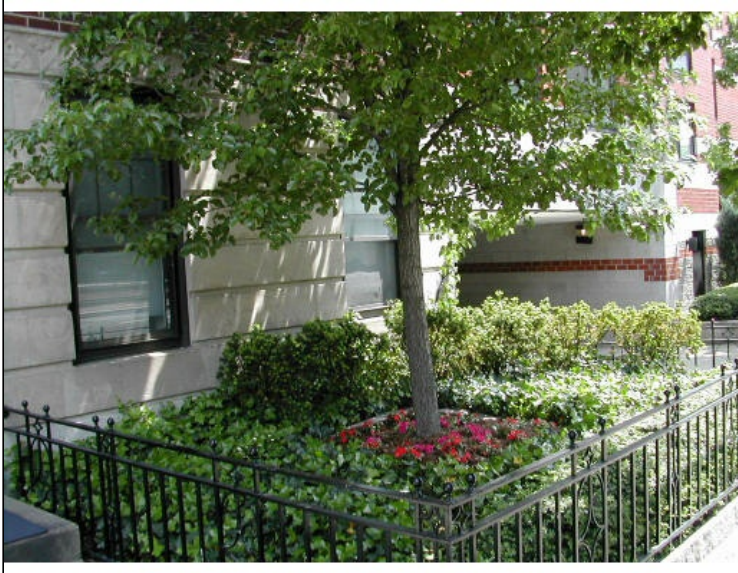
Tax: **\$753** Tax Year: **2005**

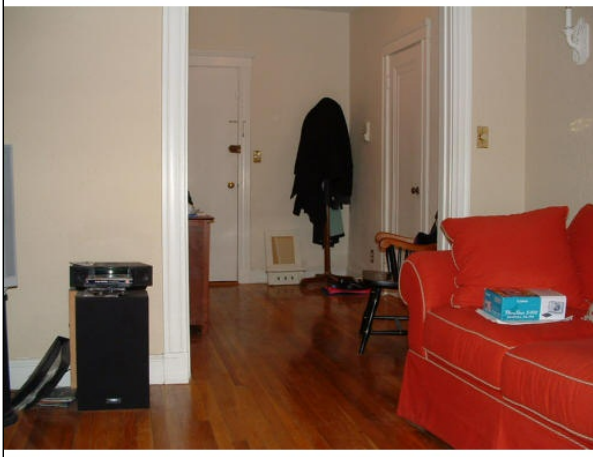
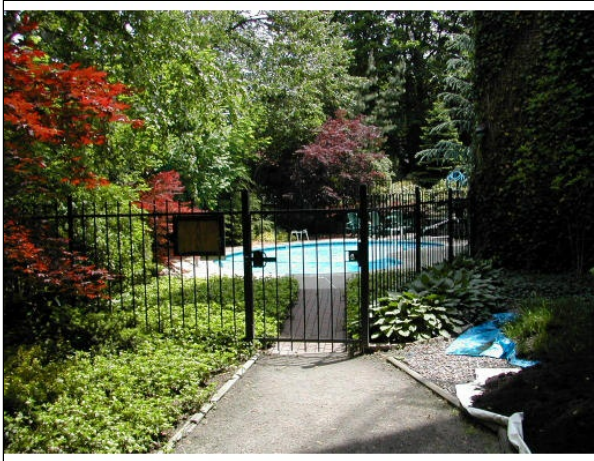
Book: **27001** Page: **25**

Cert:

Zoning Code: **resi**

Map: Block: Lot:







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