



MLS # 70248992 - Sold
Condo - Mid-Rise, Brownstone

30 REEDSDALE ST - Unit 5

Boston, MA : Allston 02134

Suffolk County

Total Rooms: **4**

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

Unit Placement: **Upper, Front, Back**

Grade School:

High School:

Directions: **NEAR CORNER HARVARD AND COMMONWEALTH**

List Price: **\$267,900**

Sale Price: **\$248,000**

Bedrooms: **2**

Fireplaces: **0**

Unit Level: **3**

Middle School:

Remarks

INTERESTING UNIT OFFERS GREAT SPACE AND FLEXIBLE LAYOUT; COULD EASILY BE USED AS 3-BEDROOM WITH GALLEY KITCHEN OR AS TWO-BED WITH HUGE EIK; LARGE PRIVATE DECK OFF KITCHEN; HARDWOOD FLOORS AND MUCH EXPOSED BRICK; ALCOVE NEAR FOYER COULD BE SMALL OFFICE OR EXTRA STORAGE SPACE; NEEDS SOME COSMETICS BUT GOOD VALUE/SPACE; WILL BE VACANT AS OF 9/1, NEED 24-HR NOTICE THRU 8/31/05..COMMON LAUNDRY AND STABLE PROFESSIONAL MANAGEMENT.

Property Information

Approx. Living Area: **880 sq. ft. (\$281.82/sq. ft.)**

Living Area Includes:

Living Area Source: **Owner**

Living Area Disclosures:

Approx. Acres:

Heat Zones: **1 Central Heat, Hot Water Radiators, Oil, Common**

Cool Zones: **0 None**

Garage Spaces: **0 --**

Parking Spaces: **0 --**

of Living Levels: **1**

Complex & Association Information

Complex Name: **REEDSDALE CONDOMINIUM**

Units in Complex: **16** Complete: **Yes**

Units Owner Occupied: **1** Source: **MGT**

Association: **Yes** Fee: **\$338.01**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor
Kitchen:	1		Ceramic Tile Floor, Wall to Wall Carpet, Dining Area
Master Bedroom:	1		Hard Wood Floor
Bedroom 2:	1		Hard Wood Floor
Bath 1:	1		Full Bath

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**

Electric Features: **Circuit Breakers, 60 Amps/Less**

Exterior: **Brick**

Exterior Features: **Deck**

Hot Water: **Oil, Tank**

Interior Features: **Cable Available, Intercom**

Management: **Professional - Off Site**

Roof Material: **Rubber**

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

Terms: **Other (See Remarks)**

Utility Connections: **for Gas Range**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

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

Year Built/Converted: **1940/**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round: **Yes**

Tax Information

Pin #: **2100795030**

Assessed: **\$244,700**

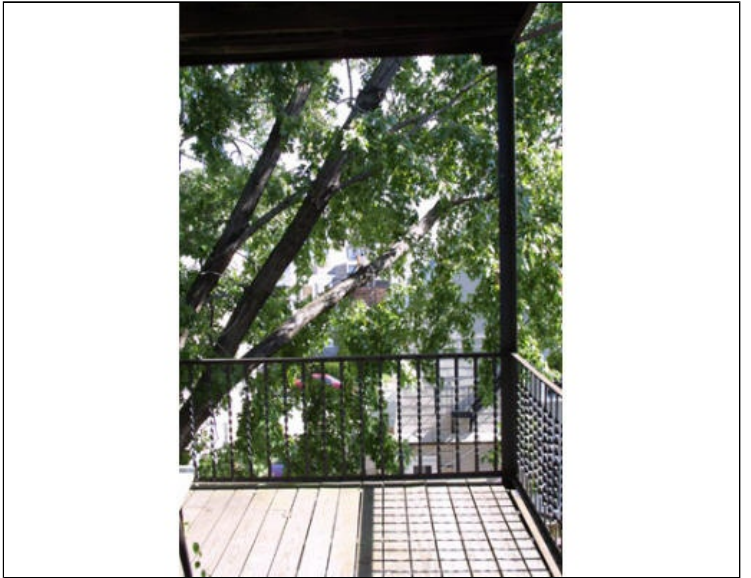
Tax: **\$2626** Tax Year: **2005**

Book: **23014** Page: **299**

Cert:

Zoning Code: **RESI**

Map: Block: Lot:



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