



MLS # 70286380 - Sold
Multi Family - 2 Family

62-64 Kirkwood Rd
Boston, MA : Brighton 02135-5157
Suffolk County

Total Units: **2**

Total Rent: **\$10,700**

Total Bedrooms: **15**

Total Fireplaces: **2**

Middle School:

Directions: **West on Commonwealth Avenue, right on Foster Street., right on Kirkwood Road.**

List Price: **\$1,590,000**

Sale Price: **\$1,530,000**

Total Floors: **3**

Total Rooms: **21**

Total Full/Half Baths: **6/1**

Grade School:

High School:

Remarks

INVESTOR ALERT! Tremendous income producing brick 2 fam within easy walking distance to Boston College and Cleveland Circle. Huge, nicely maintained units with 12 parking spaces AND a 2 car garage. Currently leased through 8/31/06 (\$128,400 + \$9,600 parking income) with an even higher rental in place 9/1/06-8/31/07 (\$141,600 + \$14,400 anticipated parking income). This property is a great revenue producer and is one of the most highly sought after B.C. off-campus rentals year after year!

Property Information

Approx. Living Area: **5566 sq. ft.**

Approx. Acres: **0.33 (14519 sq. ft.)**

Garage Spaces: **2**

Living Area Includes:

Heat/Cool Zones: **/**

Parking Spaces: **12** Off-Street, Other (See Remarks)

Living Area Source: **Public Record**

Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: **\$**

Repair & Maintenance: **\$**

Management: **\$**

Gross Income: **\$142800**

Gas: **\$**

Trash Removal: **\$**

Miscellaneous: **\$**

Gross Expenses: **\$0**

Electricity: **\$**

Sewer: **\$**

Ann. Prop. Oper. Data: **No**

Net Income: **\$142800**

Water: **\$**

Insurance: **\$**

Annual Expense Source: **--**

Unit Descriptions

Unit #1

Rooms: **11** Bedrooms: **8** Full/Half Baths: **4/0** Fireplaces: **1** Levels: **3** Floor: **1** Rent: **5500** Lease: **Yes**

Rooms: **Living Room, Dining Room, Kitchen, Laundry, Other (See Remarks)**

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**

Interior Features: **Cable TV Available, Pantry, Storage**

Heating: **Gas**

Cooling: **Window AC**

Rent Includes: **Water**

Unit #2

Rooms: **10** Bedrooms: **7** Full/Half Baths: **2/1** Fireplaces: **1** Levels: **3** Floor: **1** Rent: **5200** Lease: **Yes**

Rooms: **Living Room, Dining Room, Kitchen, Laundry, Other (See Remarks)**

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**

Interior Features: **Cable TV Available, Pantry, Storage**

Heating: **Oil**

Cooling: **Window AC**

Rent Includes: **Water**

Features

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

Basement: **No Full, Partially Finished, Interior Access, Concrete Floor**

Beach: **No**

Construction: **Brick**

Electric: **Individually Metered**

Energy Features: **Insulated Windows, Storm Windows, Varies per Unit**

Exterior: **Brick**

Exterior Features: **Porch, Patio, Covered Patio/Deck, Gutters, Screens**

Flooring: **Wood, Tile, Vinyl, Varies Per Unit**

Foundation Size: **0000**

Foundation Description: **Poured Concrete**

Hot Water: **Varies Per Unit**

Lot Description: **Paved Drive**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

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

Terms: **Assumable**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

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

Year Built: **1905** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Tax Information

Pin #: **W:22 P:05000 S:000**

Assessed: **\$1,000,800**

Tax: **\$10739** Tax Year: **2005**

Book: **34577** Page: **27**

Cert:

Zoning Code: **resi**

Map: Block: Lot:



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