

45 COLBORNE RD - Unit 1
Boston, MA 02135
Condo

MLS #: **70548304** Status: **Sold**
List Price: **\$244,900** Sale Price: **\$240,000**
List Date: **3/28/2007** Sale Date: **6/27/2007**
Area: **Brighton** Off Market Date: **5/18/2007**
Days on Market (Total): **52** Days on Market (Office): **52**

Property Features

Rooms: **3** Style: **Garden, Low-Rise, Courtyard**
Bedrooms: **1** Type: **Condo**
Full Bath: **1** Apprx Acres:
Half Bath: **0** Apprx Lot Size: **sq.ft.**
Master Bath: **No** Apprx Living Area: **600 sq.ft. (\$400/sq.ft.)**
Fireplaces: **0** Garage: **0 --**
Year Built: **1963** Parking: **1 Off-Street, Deeded**
No. Units: **112** Unit Level **1** Placement: **--**
Association: **Yes** Fee: **\$306.69**
Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**



Room Descriptions

| Room | Level | Size | Features |
|-----------------|----------|------|--|
| Living Room: | 1 | | Hard Wood Floor |
| Kitchen: | 1 | | Ceramic Tile Floor |
| Master Bedroom: | 1 | | Walk-in Closet, Hard Wood Floor |
| Bath 1: | 1 | | Full Bath, Ceramic Tile Floor |

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Basement: **No**
Construction: **Brick**
Cooling: **Wall AC**
Disclosures: **TAX REFLECTS RESID EXEMPTION**
Electric: **Circuit Breakers**
Exterior: **Brick**
Heating: **Central Heat, Hot Water Baseboard, Oil, Common, Unit Control**
Hot Water: **Oil**
Interior Features: **Cable Available, Intercom**
Lead Paint: **Unknown**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No --**

Remarks

BEAUTIFULLY UPDATED AND SPACIOUS ONE-BEDROOM CONDO AT DESIRABLE COLBORNE COURT CONDOMINIUM..CORNER UNIT..ONE+ YEAR YOUNG RENOVATION, INCLUDING FULLY-APPLIANCED NEW EAT-IN KITCHEN, TILE BATH, HARDWOODS, EXPANDED CUSTOM CLOSETS AND MORE! WALL A/C AND NEWER WINDOWS..ONE-CAR PARKING AT DOORSTEP, SWIMMING POOL, LOVELY COURTYARD SETTING, PROFESSIONAL MGT AND RESID SUPERINTENDENT..CALL FOR APPOINTMENT!!

Tax Information

Pin #: **2101986038**
Assessment: **\$201,700**
Taxes: **\$692** Tax Year: **2007**
Book: **37507** Page: **263**
Cert:
Zoning Code: **RESI**
Map: Block: Lot:



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