

70-72 ANTWERP ST
Boston, MA 02135
Multi-Family

MLS #: 70663342	Status: Sold
List Price: \$559,000	Sale Price: \$545,000
List Date: 10/13/2007	Sale Date: 1/8/2008
Area: Brighton	Off Market Date: 11/7/2007
Days on Market (Total): 25	Days on Market (Office): 25

Property Features

# of Units: 2	Type: 2 Family
Total Rooms: 13	Apprx Acres: 0.08
Total Floors: 3	Apprx Lot Size: 3555 sq.ft.
Heating Units: 2	Apprx Living Area: 2910 sq.ft.
Heating Zones: 2	Garage: 0
Cooling Units: 0	Parking: 3 Off-Street, Tandem
Cooling Zones: 0	Year Built: 1900



Unit Descriptions

Unit	# Rms	# Brs	FB/HB	# FP	# Lvs	Flr#	Mon Rent	Lease	Rent Includes	Heating
1	5	2	1/0	0	1	1	\$1425	Yes	Water	Forced Air, Gas, Individual, Unit Control
2	8	5	2/0	0	2	2	\$0	No	Water	Forced Air, Gas, Individual, Unit Control

Annual Expenses

Heating: \$	Management: \$
Gas: \$	Miscellaneous: \$
Elec: \$	Ann. Prop. Oper. Data: No
Water: \$	Expense Source: --
Repair & Maintenance: \$	
Trash Removal: \$	Gross Income: \$17100
Sewer: \$	Gross Expenses: \$0
Insurance: \$	Net Income: \$17100

Remarks

TERRIFIC SPACE FOR THE BUCKS!...HUGE 2-FAMILY HOME ON QUIET STREET NEAR N.BEACON, SOLDIERS FIELD RD...5-ROOM, 2-3 BD FIRST FLOOR UNIT AND 8-ROOM, 5-6 BED 2ND/3RD FLOOR DUPLEX!...UPDATED KITCHENS AND BATHROOMS, CHEERY PAINT AND LOTS OF SUN...VAULTED CEILINGS ON 3RD FLOOR, FRONT PORCHES AND NICE YARD...OFF-STREET EXPANDABLE PARKING, SEPARATE GAS SYSTEMS AND UPDATED ELECTRIC...1ST FLR LEASED THRU 3/31/08 @ \$1425/MONTH, UNIT 2 VACANT AND READY TO GO! 24-HR NOTICE MUST!

Features & Other Information

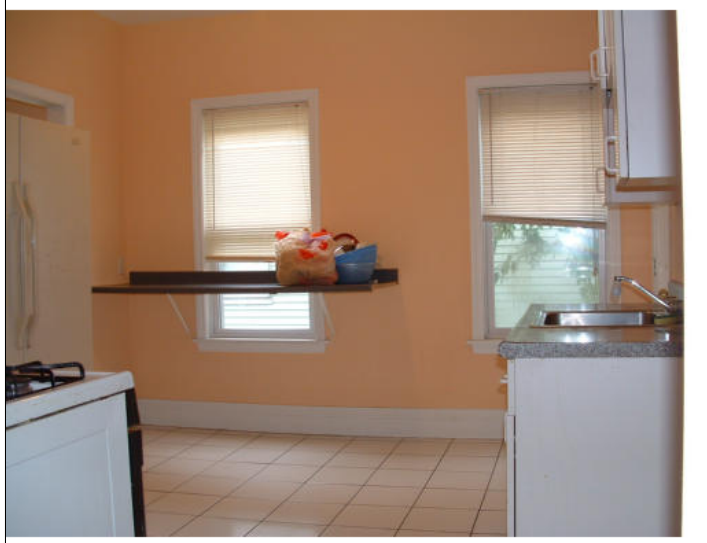
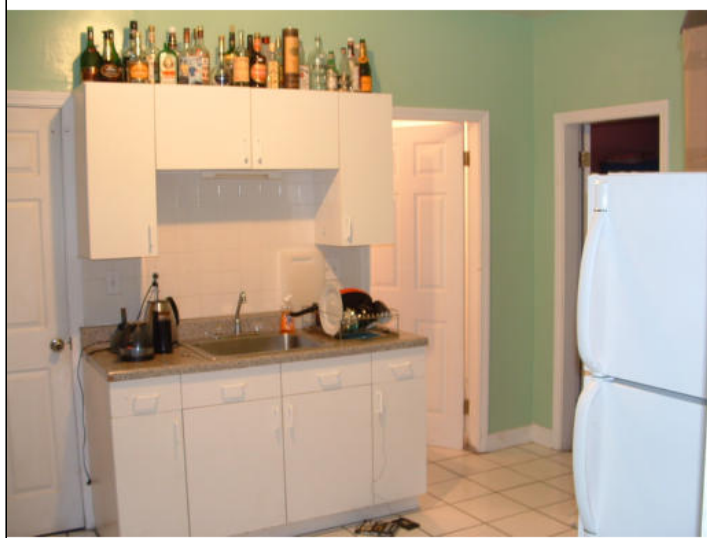
Basement: **Yes Full, Walk Out, Interior Access, Bulkhead, Dirt Floor**
 Electric: **Circuit Breakers, 100 Amps, Individually Metered**
 Exterior: **Aluminum**
 Foundation: **Fieldstone**
 Hot Water: **Natural Gas, Tank**
 Lead Paint: **Unknown**
 Sewer/Water: **City/Town Water, City/Town Sewer**

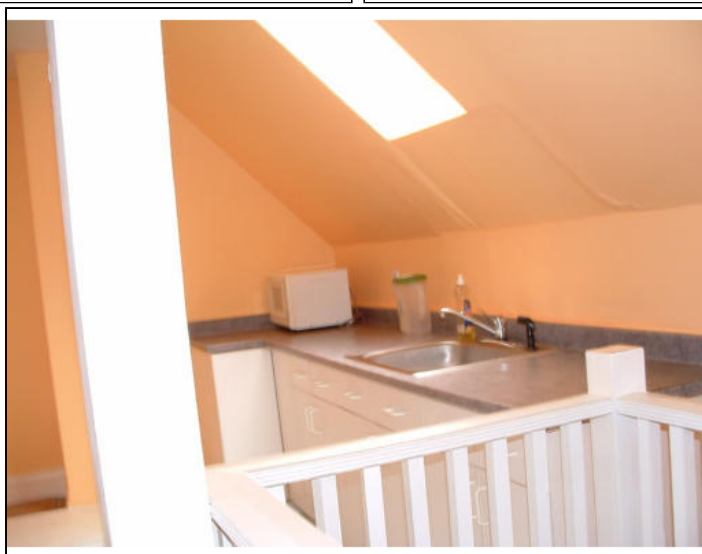
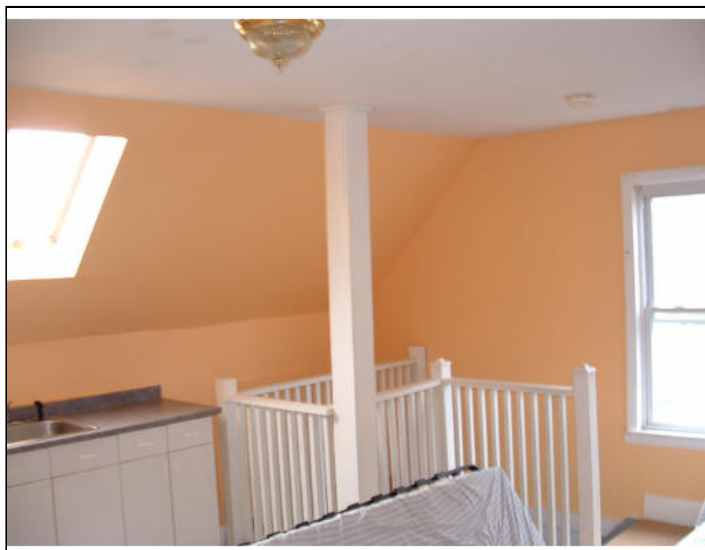
Tax Information

Pin #: **2200898000**
 Assessment: **\$549,600**
 Taxes: **\$6040** Tax Year: **2007**
 Book: **34621** Page: **223**
 Cert:
 Zoning Code: **RESI**
 Map: Block: Lot:

Listing Information

Directions: LINCOLN TO ANTWERP	Original Price: \$559,000
Showing: Sub-Agent: Sub-Agency Relationship Not Offered	Sub-Agent Comp.: Not Offered
Showing: Buyer-Agent: Call List Office, Call List Agent, Accompanied Showings, Appointment Req'd	Buyer Agent Comp.: 2
Showing: Facilitator: Call List Office, Call List Agent, Accompanied Showings, Appointment Req'd	Facilitator Comp.: 2
Special Showing Instructions: FIRST FLOOR UNIT LEASED....24 HOUR MIN NOTICE MANDATORY	
Listing Agreement Type: ER w/Var.Rate Comm.	Entry Only: No
Listing Office: Cosmopolitan Properties (617) 232-0007 Ext. 23	Listing Agent: Janice Ross (617) 504-0051
Team Member: Mark Linsky (617) 738-1820	
Sale Office: Cosmopolitan Properties (617) 232-0007 Ext. 23	Sale Agent: Janice Ross (617) 504-0051
Seller Concessions at Closing:	Financing: Conv. Fixed





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