

76 VERNDAL ST
Brookline, MA 02446
Multi-Family

MLS #: 70062628	Status: Sold
List Price: \$949,000	Sale Price: \$888,000
List Date: 7/13/2004	Sale Date: 11/5/2004
Area:	Off Market Date: 9/8/2004
Days on Market (Total): 57	Days on Market (Office): 57

Property Features

# of Units: 2	Type: 2 Family
Total Rooms: 17	Apprx Acres: 0.14
Total Floors: 4	Apprx Lot Size: 6374 sq.ft.
Heating Units: 2	Apprx Living Area: 4171 sq.ft.
Heating Zones: 2	Garage: 2
Cooling Units: 0	Parking: 6 Off-Street
Cooling Zones: 0	Year Built: 1915



Unit Descriptions

Unit	# Rms	# Brs	FB/HB	# FP	# Lvl	Flr#	Mon	Rent	Lease	Rent	Includes	Heating
1	9	6	3/0	1	2	1		\$0	No	--		Hot Water Baseboard, Steam, Gas, Individual, Unit Control
2	8	5	3/0	1	2	2		\$0	No	--		Hot Water Baseboard, Steam, 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: \$0
Sewer: \$	Gross Expenses: \$0
Insurance: \$	Net Income: \$0

Remarks

MASSIVE TWO-FAMILY HOME IN DESIRABLE DEVOTION SCHOOL DISTRICT..EACH UNIT ON TWO LEVELS (3 BEDROOMS/1 BATH ADDED TO EACH ORIGINAL UNIT)..FIRST FLOOR/BASE DUPLEX AND 2ND FLOOR/ATTIC DUPLEX..SPACIOUS SUNNY ROOMS, 2-CAR GARAGE AND ADDIT'L 3-4 OUTDOOR SPACES..FRONT AND REAR PORCHES W/EACH UNIT..CONVERSION POT'L..24 HR NOTICE MANDATORY

Features & Other Information

Basement: **Yes Full, Finished, Walk Out, Interior Access**
Electric: **Circuit Breakers, Individually Metered**
Exterior: **Vinyl**
Foundation: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Lead Paint: **Unknown**
Sewer/Water: **City/Town Water, City/Town Sewer**

Tax Information

Pin #: **0722400**
Assessment: **\$1,130,000**
Taxes: **\$12436** Tax Year: **2005**
Book: **12181** Page: **583**
Cert:
Zoning Code: **104**
Map: Block: Lot:

Listing Information

Directions: **HARVARD ST TO VERNDAL**
Showing: Sub-Agent: **Call List Office**
Showing: Buyer-Agent: **Call List Office**
Showing: Facilitator: --
Special Showing Instructions: **UNITS LEASED..MIN 24 HR NOTICE**
Listing Agreement Type: **ER w/Var.Rate Comm. or Dual Rate Comm.**
Listing Office: **At Home Realty, Inc. (617) 738-1820**
Sale Office: **Century 21 Carole White (617) 323-4670 Ext. 207**
Seller Concessions at Closing:

Original Price: **\$995,000**
Sub-Agent Comp.: **2**
Buyer Agent Comp.: **2**
Facilitator Comp.: **0**

Entry Only: **No**
Listing Agent: **Mark Linsky (617) 738-1820**
Sale Agent: **Donald Rankin (508) 560-3645**
Financing: **Conv. Fixed**



The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2007 MLS Property Information Network, Inc.