

**64 COOLIDGE STREET  
Brookline, MA 02446  
Multi-Family**

MLS #: <b>70142589</b>	Status: <b>Sold</b>
List Price: <b>\$1,175,000</b>	Sale Price: <b>\$1,162,000</b>
List Date: <b>2/6/2005</b>	Sale Date: <b>3/17/2005</b>
Area:	Off Market Date: <b>2/12/2005</b>
Days on Market (Total): <b>6</b>	Days on Market (Office): <b>6</b>

**Property Features**

# of Units: <b>2</b>	Type: <b>2 Family</b>
Total Rooms: <b>13</b>	Apprx Acres: <b>0.12</b>
Total Floors: <b>3</b>	Apprx Lot Size: <b>5628 sq.ft.</b>
Heating Units: <b>1</b>	Apprx Living Area: <b>3834 sq.ft.</b>
Heating Zones: <b>1</b>	Garage: <b>1</b>
Cooling Units:	Parking: <b>5 Off-Street</b>
Cooling Zones:	Year Built: <b>1900</b>



**Unit Descriptions**

Unit #	Rms #	Brs #	FB/HB #	FP #	Lvls	Flr#	Mon Rent	Lease	Rent Includes	Heating
<b>1</b>	<b>9</b>	<b>5</b>	<b>2/1</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>\$4550</b>	<b>Yes</b>	<b>Water</b>	<b>Central Heat, Steam, Gas, Common, Unit Control</b>
<b>2</b>	<b>4</b>	<b>2</b>	<b>1/0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>\$1200</b>	<b>Yes</b>	<b>Heat, Water, Hot Water</b>	<b>Central Heat, Steam, Electric, Common, Individual</b>

**Annual Expenses**

Heating: \$	Management: \$
Gas: \$	Miscellaneous: \$
Elec: \$	Ann. Prop. Oper. Data: <b>No</b>
Water: \$	Expense Source: --
Repair & Maintenance: \$	
Trash Removal: \$	Gross Income: <b>\$69540</b>
Sewer: \$	Gross Expenses: <b>\$0</b>
Insurance: \$	Net Income: <b>\$69540</b>

**Features & Other Information**

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

**Remarks**

**TURN-OF-CENTURY 13 ROOM COLONIAL-STYLE TWO-FAMILY HOME, CIRCA 1900, SITUATED IN DESIRABLE COOLIDGE CORNER, DEVOTION SCHOOL...UNIT ONE: 9 SPACIOUS ROOMS, 2.5 BATHS ON TWO LEVELS WITH ABUNDANT NAT'L WOODWORK, POCKET DOORS, BUILT-INS, FIREPLACES, STAINED GLASS & MORE...UNIT TWO: ON 3RD FLOOR, 4 ROOMS, UPDATED EIK AND SEP LDRY ROOM...3800+ SF OF LIVING SPACE, PARKING FOR 5 CARS INC 1C GARAGE... BONUS!"LOCAL BUSINESS" ZONING ALLOWS COMM'L USE..48 HR MIN NOTICE REQUIRED**

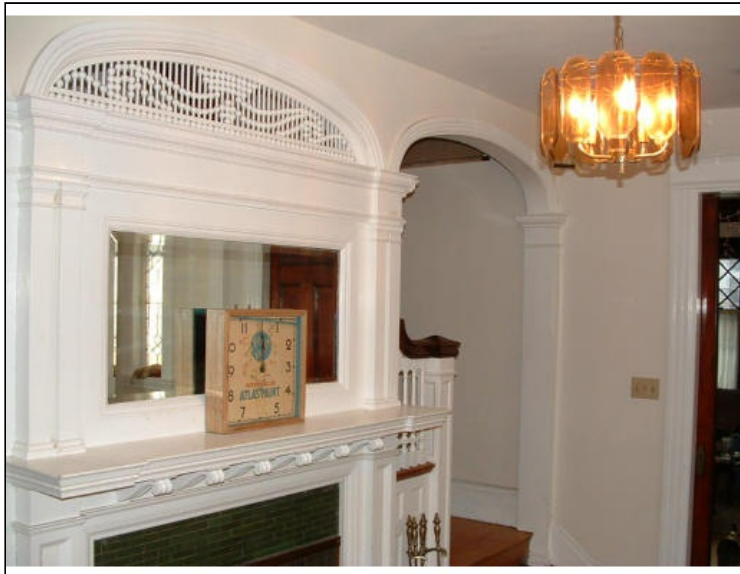
**Tax Information**

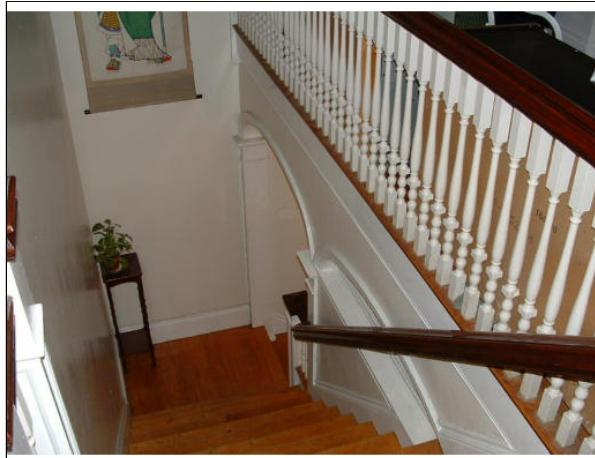
Pin #: **067/0007-0000**  
 Assessment: **\$816,400**  
 Taxes: **\$8352** Tax Year: **2005**  
 Book: **14658** Page: **179**  
 Cert:  
 Zoning Code: **L-1.0**  
 Map: Block: **067** Lot: **0007**

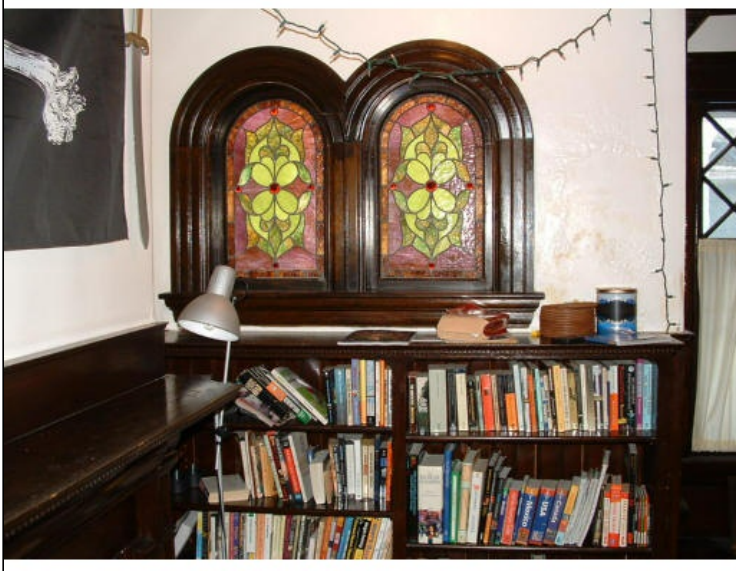
**Listing Information**

Directions: **BEACON TO HARVARD TO COOLIDGE**  
 Showing: Sub-Agent: **Call List Office, Accompanied Showings, Appointment Req'd**  
 Showing: Buyer-Agent: **Call List Office, Accompanied Showings, Appointment Req'd**  
 Showing: Facilitator: --  
 Special Showing Instructions: **48 HOURS MIN NOTICE MANDATORY,HOUSE LEASED !!**  
 Listing Agreement Type: **ER w/Var.Rate Comm.**  
 Listing Office: **At Home Realty, Inc. (617) 738-1820**  
 Sale Office: **Classic Realty (617) 232-3001**  
 Seller Concessions at Closing:

Original Price: **\$1,175,000**  
 Sub-Agent Comp.: **2.0**  
 Buyer Agent Comp.: **2.0**  
 Facilitator Comp.:  
 Entry Only: **No**  
 Listing Agent: **Mark Linsky (617) 738-1820**  
 Sale Agent: **Jerry Kampler () -**  
 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.