

52 PRINCE STREET - Unit 1,52
Brookline, MA 02445
Condo

MLS #: 70091024	Status: Sold
List Price: \$399,900	Sale Price: \$375,000
List Date: 9/15/2004	Sale Date: 12/10/2004
Area:	Off Market Date: 11/6/2004
Days on Market (Total): 52	Days on Market (Office): 52

Property Features

Rooms: 5	Style: Detached, 2/3 Family
Bedrooms: 2	Type: Condo
Full Bath: 1	Apprx Acres:
Half Bath: 0	Apprx Lot Size: sq.ft.
Master Bath: No	Apprx Living Area: 1163 sq.ft. (\$322.44/sq.ft.)
Fireplaces: 0	Garage: 0 --
Year Built: 1925	Parking: 1 Off-Street, Assigned
No. Units: 2	Unit Level 1 Placement: Upper, Front, Back
Association: Yes	Fee: \$150
Fee Includes: Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor, Bay/Bow Windows
Dining Room:	1		Linen Closet, Hard Wood Floor, Bay/Bow Windows
Kitchen:	1		Hard Wood Floor, Pantry
Master Bedroom:	1		Hard Wood Floor
Bedroom 2:	1		Hard Wood Floor
Bath 1:	1		Full Bath, Ceramic Tile Floor
Laundry:	1		Pantry

Features & Other Information

Appliances: **Range, Disposal, Refrigerator, Washer, Dryer**
Basement: **Yes**
Construction: **Frame**
Cooling: **None**
Disclosures: **TAX & ASSESSMENT = 40% OF CURRENT 2-FAM TAX BILL**
Electric: **100 Amps**
Exterior: **Shingles, Asbestos**
Exterior Features: **Patio**
Heating: **Hot Water Radiators, Oil, Individual, Unit Control**
Hot Water: **Natural Gas, Tank**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No --**

Remarks

NEW TWO-FAMILY CONVERSION ON QUIET SIDE STREET..ALL NEW REHAB OF FIRST FLOOR 5-ROOM UNIT..NEW EAT-IN-KITCHEN W/ EXPOSED BRICK AND ADJOINING PANTRY/LDRY ROOM..BOW-FRONT WINDOWS IN LIVINGROOM AND DININGROOM..NEWLY-REFINISHED HARDWOOD FLOORS..UPDATED BATHROOM, POCKET DOORS, NEW HI END WASHER/DRYER,DECORATIVE MANTLE AND BUILT-INS..NEW WINDOWS, SUNNY, HIGH-CEILINGS..1-CAR OFF STREET PARKING..NO PETS/NO SMOKERS, WALK TO NEW LINCOLN SCHOOL.

Tax Information

Pin #: **317-40-00**
Assessment: **\$238,400**
Taxes: **\$2006** Tax Year: **2005**
Book: **9000** Page: **300**
Cert:
Zoning Code: **RESI 104**
Map: Block: Lot:

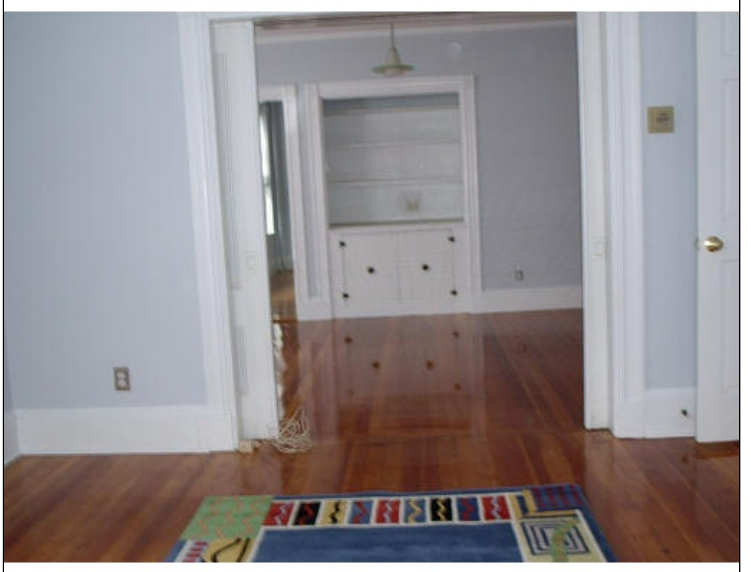
Listing Information

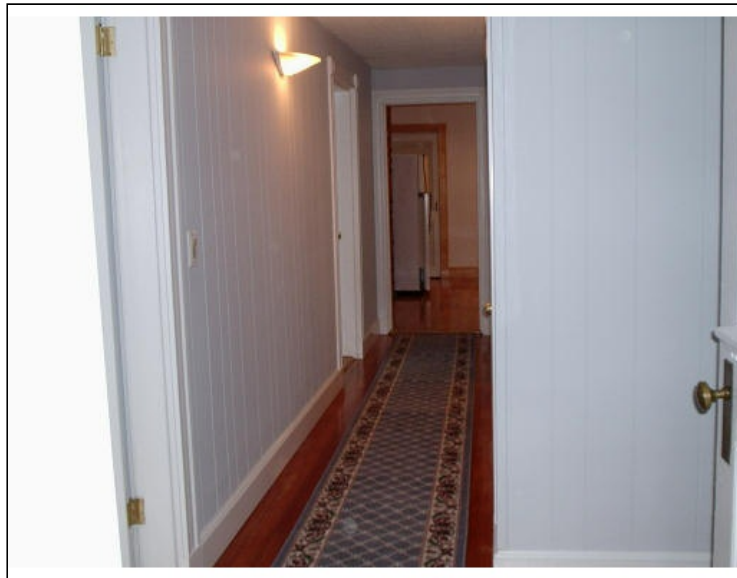
Directions: **CYPRESS>KENDALL>PRINCE**
Showing: Sub-Agent: **Call List Office**
Showing: Buyer-Agent: **Call List Office**
Showing: Facilitator: **--**
Special Showing Instructions: **VACANT..JANICE CELL # 617-504-0051**
Listing Agreement Type: **ER w/Var.Rate Comm. or Dual Rate Comm.**
Firm Remarks: **call janice at 617-232-0007 ex.23**
Listing Office: **Cosmopolitan Properties (617) 232-0007 Ext. 23**
Sale Office: **Cosmopolitan Properties (617) 232-0007 Ext. 23**
Seller Concessions at Closing:

Original Price: **\$416,000**
Sub-Agent Comp.: **2**
Buyer Agent Comp.: **2**
Facilitator Comp.:

Entry Only: **No**

Listing Agent: **Janice Ross (617) 504-0051**
Sale Agent: **Janice Ross (617) 504-0051**
Financing: **Conv. Fixed**





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