

110 COOLIDGE STREET
Brookline, MA 02446
Single Family

MLS #: 70436341	Status: Sold
List Price: \$1,299,000	Sale Price: \$1,150,000
List Date: 8/7/2006	Sale Date: 1/12/2007
Area:	Off Market Date: 11/4/2006
Days on Market (Total): 89	Days on Market (Office): 89

Property Features

Rooms: 9	Style: Victorian
Bedrooms: 5	Type: Detached
Full Bath: 2	Apprx Acres: 0.12
Half Bath: 1	Apprx Lot Size: 5246 sq.ft.
Master Bath: Yes	Apprx Living Area: 2400 sq.ft.
Fireplaces: 1	Foundation Size: 0000 (Fieldstone)
Year Built: 1900	Garage: 0 --
Color: NAVY BLUE	Parking: 3 Off-Street



Room Descriptions

Room	Level	Size	Features
Living Room:	1	14x15	Hard Wood Floor, Bay/Bow Windows
Family Room:	1	13x16	Hard Wood Floor, Bay/Bow Windows, Dining Area
Kitchen:	1	14x16	Hard Wood Floor, Granite/Solid Counters
Master Bedroom:	3	18x20	Skylight, Cathedral Ceils, Ceiling Fans, Hard Wood Floor
Bedroom 2:	2	14x15	Skylight, Cathedral Ceils, Ceiling Fans, Hard Wood Floor
Bedroom 3:	2	11x12	Skylight, Hard Wood Floor
Bedroom 4:	2	12x14	Ceiling Fans, Walk-in Closet, Cedar Closet, Hard Wood Floor, Bay/Bow Windows
Bedroom 5:	2	10x12	Ceiling Fans, Linen Closet, Hard Wood Floor
Bath 1:	1	4x5	Half Bath, Ceramic Tile Floor
Bath 2:	2	6x7	Full Bath, Ceramic Tile Floor
Bath 3:	3	4x9	Full Bath, Ceramic Tile Floor
Laundry:	B		--
Foyer:	1	13x14	Fireplace, Hard Wood Floor
Sun Room:	1	7x21	Wall to Wall Carpet

Remarks

SPECIAL 5-BEDROOM HOME IN COOLIDGE CORNER..SHINGLE STYLE VICTORIAN WITH AN ABUNDANCE OF CHARM AND STYLE..COMPLETELY REHABBED FROM TOP TO BOTTOM, INSIDE AND OUT, INCLUDES SKYLIGHTS, FRENCH DOORS AND RESTORED PERIOD WOODWORK..ELEGANT KITCHEN FEATURES HONED GRANITE COUNTERS AND HI-END APPLIANCES..CENTRAL AIR, FIREPLACE AND GARDEN..5-MINUTE WALK TO DEVOTION SCHOOL..WONDERFUL OPPORTUNITY IN BROOKLINE'S MOST DESIRABLE NEIGHBORHOOD..DON'T LET THIS ONE GET AWAY!! OPEN HOUSE SEPTEMBER 17, 12-2PM.

Listing Information

Directions: **HARVARD TO COOLIDGE**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **--**
Showing: Facilitator: **--**

Special Showing Instructions: **CALL LISTING BROKER FOR SELLER CONTACT INFO**

Listing Agreement Type: **Facilitation/ER w/Var.Rate Comm.**

Firm Remarks: **This is an Entry Only Listing. The list agent will be providing limited service to the seller. Please contact the list office for further details.**

Listing Office: **Cosmopolitan Properties (617) 232-0007**

Sale Office: **At Home Realty, Inc. (617) 738-1820**

Seller Concessions at Closing:

Features & Other Information

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat**
Basement: **Yes Full**
Construction: **Frame**
Cooling: **Central Air, Wall AC**
Electric: **200 Amps**
Exclusions: **FRONT HALL PENDANT LIGHT,LIVING ROOM PENDANT LIGHT,FAMILY ROOM SCONCES,2ND BEDROOM SCONCES**
Exterior: **Shingles**
Exterior Features: **Porch, Gutters, Prof. Landscape, Fenced Yard**
Heating: **Central Heat, Forced Air, Oil**
Hot Water: **Natural Gas**
Interior Features: **Security System, Cable Available**
Lead Paint: **Unknown**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
Roof: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No**

Tax Information

Pin #: **068/10-00**
Map: Block: **068** Lot: **1000**
Assessment: **\$933,100**
Taxes: **\$7335** Tax Year: **2006**
Book: **8783** Page: **520**
Cert:
Zoning Code: **T-5**

Original Price: **\$1,299,000**

Sub-Agent Comp.: **Not Offered**

Buyer Agent Comp.: **2**

Facilitator Comp.: **0**

Entry Only: **Yes**

Listing Agent: **Sheryl Hirsch (617) 780-0334**

Sale Agent: **Sheryl Hirsch (617) 780-0334**

Financing: **Conv. Fixed**





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