

26 THORNDIKE STREET
Brookline, MA 02446
Single Family

MLS #: **70262097** Status: **Sold**
List Price: **\$899,000** Sale Price: **\$854,000**
List Date: **9/17/2005** Sale Date: **6/1/2006**
Area: Off Market Date: **4/3/2006**
Days on Market (Total): **178** Days on Market (Office): **178**
Neighborhood/Sub-Division: **COOLIDGE CORNER-DEVOTION SCHOOL**

Property Features

Rooms: **11** Style: **Other**
Bedrooms: **5** Type: **Detached**
Full Bath: **2** Apprx Acres: **0.12**
Half Bath: **1** Apprx Lot Size: **5272 sq.ft.**
Master Bath: **No** Apprx Living Area: **2413 sq.ft.**
Fireplaces: **0** Foundation Size: **938 (Fieldstone)**
Year Built: **1890** Garage: **2 Detached, Garage Door Opener**
Color: **WHITE** Parking: **4 Off-Street**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	17x13	Hard Wood Floor, Bay/Bow Windows
Dining Room:	1	15x13	Hard Wood Floor, Bay/Bow Windows
Kitchen:	1	14x12	Pantry
Master Bedroom:	2	15x12	--
Bedroom 2:	2	12x12	--
Bedroom 3:	2	13x9	--
Bedroom 4:	3	18x12	--
Bedroom 5:	3	12x10	--
Bath 1:	1		Half Bath
Bath 2:	2		Full Bath
Bath 3:	3		Full Bath
Sun Room:	1	12x9	--
Office:	2	12x9	--
Play Room:	B	16x9	--

Remarks

FABULOUS OPPORTUNITY TO PURCHASE A SPACIOUS, TURN-OF-CENTURY SINGLE FAMILY HOME WITH A FENCED YARD & DETACHED 2-CAR GARAGE IN COOLIDGE CORNER..STEPS TO SHOPS, RESTAURANTS, PUBLIC TRANSPORTATION AND DEVOTION SCHOOL..SITUATED ON A 5200+/- SF LOT, THIS HOME IS COMPRISED OF 5 BEDROOMS, 2 1/2 BATHS, ENTRY FOYER, BAY WINDOWS, 2ND FLR OFFICE OFF BEDROOM, FIN ROOM IN BASEMENT AND 1ST FLR LAUNDRY ROOM..DECK OFF KITCHEN LEADS TO FENCED YARD..24 HR MIN NOTICE ALL SHOWINGS PLEASE

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Park, Laundromat**
Basement: **Yes Full, Partially Finished, Interior Access, Bulkhead, Concrete Floor**
Construction: **Frame**
Cooling: **None**
Electric: **Circuit Breakers**
Exterior: **Aluminum**
Exterior Features: **Deck, Gutters, Screens, Fenced Yard**
Heating: **Central Heat, Hot Water Baseboard, HW Radiators, Oil**
Hot Water: **Oil, Tank**
Interior Features: **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

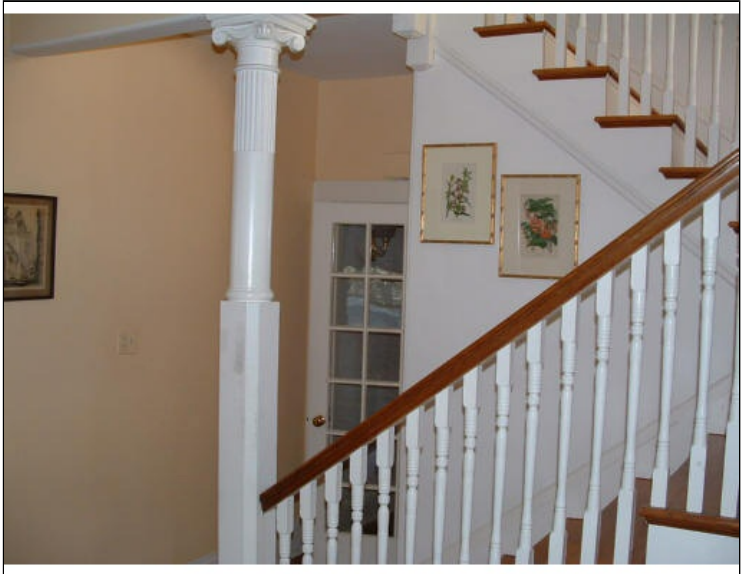
Pin #: **075/10-00**
Map: Block: **075** Lot: **0010**
Assessment: **\$911,100**
Taxes: **\$7125** Tax Year: **2006**
Book: **14636** Page: **254**
Cert:
Zoning Code: **101 SF**

Listing Information

Directions: **SITUATED ON THORNDIKE BETWEEN HARVARD AND WINCHESTER**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Office, Accompanied Showings, Appointment Req'd**
Showing: Facilitator: **Call List Office, Accompanied Showings, Appointment Req'd**
Special Showing Instructions: **24 HR MINIMUM NOTICE FOR ALL APPTS**
Listing Agreement Type: **ER w/Var.Rate Comm.**
Listing Office: **Cosmopolitan Properties (617) 232-0007**
Sale Office: **At Home Realty, Inc. (617) 738-1820**
Seller Concessions at Closing:

Original Price: **\$1,150,000**
Sub-Agent Comp.: **Not Offered**
Buyer Agent Comp.: **2.25**
Facilitator Comp.: **2.25**

Entry Only: **No**
Listing Agent: **Mark Linsky (617) 738-1820**
Sale Agent: **Sheree Skoler (617) 504-3559**
Financing: **Conv. Fixed**







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