

60 STEDMAN STREET - Unit 60
Brookline, MA 02446
Condo

MLS #: 70380004	Status: Sold
List Price: \$839,000	Sale Price: \$837,000
List Date: 5/3/2006	Sale Date: 6/30/2006
Area:	Off Market Date: 5/16/2006
Days on Market (Total): 13	Days on Market (Office): 13

Property Features

Rooms: 8	Style: 2/3 Family
Bedrooms: 5	Type: Condo
Full Bath: 2	Apprx Acres: 0.13
Half Bath: 0	Apprx Lot Size: 5957 sq.ft.
Master Bath: No	Apprx Living Area: 2056 sq.ft. (\$407.10/sq.ft.)
Fireplaces: 1	Garage: 1 Detached, Garage Door Opener, Assigned
Year Built: 1930	Parking: 2 Off-Street, Assigned
No. Units: 2	Unit Level 2 Placement: --
Association: Yes	Fee: \$200
Fee Includes: Water, Sewer, Master Insurance, Landscaping, Snow Removal, Extra Storage, Refuse Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	2	17x14	Fireplace, Hard Wood Floor, Balcony/Deck
Dining Room:	2	11x14	Hard Wood Floor
Kitchen:	2	17x11	Skylight, Hard Wood Floor, Pantry
Master Bedroom:	3	20x15	Skylight, Cathedral Ceils, Walk-in Closet, Hard Wood Floor
Bedroom 2:	3	16x11	Skylight, Walk-in Closet, Hard Wood Floor
Bedroom 3:	2	10x14	Hard Wood Floor
Bedroom 4:	2	11x11	Hard Wood Floor
Bedroom 5:	2	10x11	Hard Wood Floor
Bath 1:	2		--
Bath 2:	3		--

Remarks

CHARMING 8-ROOM, 5-BED, 2-BATH DUPLEX CONDO ON 2ND/3RD FLR OF NEW 2-FAM CONVERSION...FEATURES "ARTS & CRAFTS" INTERIOR, BEAMED CEIL, MULTI-PANE WINDOWS, WAINSCOTTING AND PORCH OFF LIV-RM..EIK W/ BRKFST NOOK..FLOATING STAIRCASE TO 3RD FLR BED/BATH AREA W/ 3 SKYLIGHTS..DRAMATIC MASTER BEDROOM PLUS DRESSING ROOM AND FULL BATH..FALL OUT OF BED TO DEVOTION AND COOL CRNR SHOPS & RESTAURANTS!!..2-CAR PARKING INC ONE GARAGE SPACE, SHARED YARD, BASEMENT STORAGE, SELLER PREFERS LATE AUGUST CLOSING

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Basement: **Yes**
Construction: **Frame**
Cooling: **Window AC, Unit Control**
Disclosures: **TAX/ASSESS VALUE = 55% 2-FAM BILL...TWO NAMED EXCLUSIONS...UNDER TERMITE CONTRACT**
Electric: **Circuit Breakers, 60 Amps/Less**
Exclusions: **THREE HALLWAY LIGHT FIXTURES**
Exterior: **Shingles, Wood**
Exterior Features: **Porch**
Heating: **Steam, 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 --**

Tax Information

Pin #: **050 29 00**
Assessment: **\$651,240**
Taxes: **\$5354** Tax Year: **2006**
Book: **11378** Page: **462**
Cert:
Zoning Code: **T-5**
Map: Block: Lot:

Listing Information

Directions: **HARVARD ST TO STEDMAN ST**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Office, Call List Agent, Accompanied Showings, Appointment Req'd**
Showing: Facilitator: **Call List Office, Call List Agent, Accompanied Showings, Appointment Req'd**
Listing Agreement Type: **ER w/Var.Rate Comm.**
Listing Office: **At Home Realty, Inc. (617) 738-1820**
Team Member: **Mark Linsky (617) 738-1820**
Sale Office: **CBRB - Brookline (617) 731-2447**
Seller Concessions at Closing:

Original Price: **\$839,000**
Sub-Agent Comp.: **Not Offered**
Buyer Agent Comp.: **2**
Facilitator Comp.: **2**
Entry Only: **No**
Listing Agent: **Sheree Skoler (617) 504-3559**
Sale Agent: **Jeannie Carlyn (617) 796-6128**
Financing: **Conv. Fixed**





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