

30 COLUMBIA STREET - Unit 3
Brookline, MA 02446
Condo

MLS #: 70382080	Status: Sold
List Price: \$439,000	Sale Price: \$429,000
List Date: 5/5/2006	Sale Date: 9/15/2006
Area:	Off Market Date: 8/25/2006
Days on Market (Total): 112	Days on Market (Office): 112

Property Features

Rooms: 5	Style: 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: 1190 sq.ft. (\$360.50/sq.ft.)
Fireplaces: 0	Garage: 1 Detached, Assigned
Year Built: 1915	Parking: 1 Off-Street, Assigned
No. Units: 3	Unit Level 3 Placement: Top/Penthouse, Front, Back
Association: Yes	Fee: \$330
Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	3	16x17	Hard Wood Floor, Dining Area
Kitchen:	3	14x16	Balcony/Deck, Pantry
Master Bedroom:	3	15x14	Hard Wood Floor
Bedroom 2:	3	13x17	Wall to Wall Carpet
Bath 1:	3		Ceramic Tile Floor
Other:		22x12	--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Basement: **Yes**
Construction: **Frame**
Cooling: **None**
Electric: **Circuit Breakers, 60 Amps/Less**
Exclusions: **CURTAINS AND DINING AREA LIGHT FIXTURE**
Exterior: **Aluminum**
Exterior Features: **Porch**
Heating: **Central Heat, Steam, Gas, Common**
Hot Water: **Natural Gas, Tank**
Interior Features: **Cable Available, Walk-up Attic**
Lead Paint: **Unknown**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No --**

Remarks

THIRD FLOOR TREE-TOP UNIT IN CHARMING 3-FAM CONVERSION ON BEAUTIFUL SIDE STREET IN COOLIDGE CORNER..FOUR GENEROUS ROOMS AND ENTRY FOYER, UPDATED BATHROOM, OVERSIZED BALCONY OFF HUGE EIK, PANTRY AND BONUS SEMI-FINISHED 22'X 12' ATTIC (NOT INCLUDED IN SQ FT!)...LOVELY GREENHOUSE WINDOW IN BATH, NAT'L WOODWORK, DECORATIVE WINDOWS, GENEROUS CLOSETS..GARAGE PARKING SPACE, SHARED YARD, BASEMENT STORAGE AND COMMON LDYR..WALK TO DEVOTION, SHOPS AND RESTAURANTS.

Tax Information

Pin #: **075 62 02**
Assessment: **\$421,800**
Taxes: **\$2452** Tax Year: **2006**
Book: **16601** Page: **249**
Cert:
Zoning Code: **T-5**
Map: **75** Block: **62** Lot: **02**

Listing Information

Directions: **HARVARD TO COLUMBIA**
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**
Special Showing Instructions: **OWNER RELOCATED..UNIT EASY TO SHOW!!**
Listing Agreement Type: **ER w/Var.Rate Comm.**
Listing Office: **At Home Realty, Inc. (617) 738-1820**
Sale Office: **Metropolitan Boston Real Estat**  **(617) 425-6300**
Seller Concessions at Closing:

Original Price: **\$459,000**
Sub-Agent Comp.: **Not Offered**
Buyer Agent Comp.: **2**
Facilitator Comp.: **2**

Entry Only: **No**
Listing Agent: **Sheree Skoler (617) 504-3559**
Sale Agent: **Michael Albano**  **(617) 828-7661**
Financing: **Conv. Fixed**







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