

19 Hamilton Rd - Unit 2
Brookline, MA 02446-5815
Condo

MLS #: 70265671	Status: Sold
List Price: \$374,900	Sale Price: \$335,000
List Date: 9/23/2005	Sale Date: 4/28/2006
Area:	Off Market Date: 3/15/2006
Days on Market (Total): 174	Days on Market (Office): 174

Property Features

Rooms: 4	Style: Mid-Rise
Bedrooms: 2	Type: Condo
Full Bath: 1	Apprx Acres: 0
Half Bath: 0	Apprx Lot Size: 0 sq.ft.
Master Bath: No	Apprx Living Area: 968 sq.ft. (\$346.07/sq.ft.)
Fireplaces: 1	Garage: 0 --
Year Built: 1930	Parking: 0 Guest
No. Units: 22	Unit Level 1 Placement: Upper, Front
Association: Yes	Fee: \$266
Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Hard Wood Floor, Balcony/Deck
Kitchen:	1		--
Master Bedroom:	1		Hard Wood Floor
Bedroom 2:	1		Hard Wood Floor
Laundry:	1		--
Other:	B		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Basement: **Yes**
Construction: **Brick**
Cooling: **Window AC**
Disclosures: **Available/taxes reflect homeowner exemption, Owner must occupy for 1 year prior to renting.**
Electric: **Circuit Breakers**
Exterior: **Brick**
Exterior Features: **Balcony**
Heating: **Hot Water Radiators, Oil, Common, Unit Control**
Hot Water: **Oil, Natural Gas, Tankless**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No --**

Remarks

GREAT VALUE for this high-Owner-Occupied-complex. MOTIVATED Seller has relocated to Colorado. At this price this won't last! Close to the T. Coolidge Corner area condo is convenient to B & C lines and Brookline's "Best Bakery". Spacious unit w/eat-in Kit & unit washer/dryer. Large LR with working fireplace and sliders to the balcony, lots of closet space. Freshly painted, extra storage area in basement. Low condo fees and onsite super. Newer frige. Appliances/AC Units remain as gifts to buyer.

Tax Information

Pin #: **B:059 L:0006 S:0002**
Assessment: **\$290,600**
Taxes: **\$1442.33** Tax Year: **2005**
Book: **11565** Page: **547**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Listing Information

Directions: **OFF OF FULLER & GIBBS**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent**
Showing: Facilitator: **Call List Agent**
Listing Agreement Type: **Exclusive Right to Sell**
Firm Remarks: **High Owner Occupancy and Great Reserves and live-in Super.**
Listing Office: **ERA Boston Real Estate Group**  **(617) 262-1900**
Sale Office: **Cosmopolitan Properties** **(617) 232-0007 Ext. 24**
Seller Concessions at Closing:

Original Price: **\$439,750**
Sub-Agent Comp.: **Not Offered**
Buyer Agent Comp.: **3.0**
Facilitator Comp.: **3.0**
Entry Only: **No**

Listing Agent: **Carol Fontana**  **(781) 589-6657**
Sale Agent: **Orpheo Lyder** **(617) 719-4486**
Financing: **Conv. Fixed**





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