

**4 Harvard PI  
Brookline, MA 02446-6242  
Multi-Family**

MLS #: <b>70401903</b>	Status: <b>Sold</b>
List Price: <b>\$625,000</b>	Sale Price: <b>\$609,000</b>
List Date: <b>6/6/2006</b>	Sale Date: <b>4/30/2007</b>
Area:	Off Market Date: <b>3/20/2007</b>
Days on Market (Total): <b>576</b>	Days on Market (Office): <b>576</b>

**Property Features**

# of Units: <b>2</b>	Type: <b>2 Family</b>
Total Rooms: <b>9</b>	Apprx Acres: <b>0.05</b>
Total Floors: <b>2</b>	Apprx Lot Size: <b>2364 sq.ft.</b>
Heating Units:	Apprx Living Area: <b>1884 sq.ft.</b>
Heating Zones:	Garage: <b>0</b>
Cooling Units:	Parking: <b>3 Off-Street</b>
Cooling Zones:	Year Built: <b>1888</b>



**Unit Descriptions**

Unit	# Rms	# Brs:	FB/HB	# FP	# Lvl's	Flr#	Mon Rent	Lease	Rent Includes	Heating
<b>1</b>	<b>3</b>	<b>1</b>	<b>1/0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>\$1400</b>	<b>Yes</b>	<b>Water</b>	<b>Hot Water Radiators, Gas</b>
<b>2</b>	<b>6</b>	<b>4</b>	<b>1/0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>\$1800</b>	<b>Yes</b>	<b>Water</b>	<b>Hot Water Radiators, Gas</b>

**Annual Expenses**

Heating: \$	Management: \$
Gas: \$	Miscellaneous: \$
Elec: \$	Ann. Prop. Oper. Data: <b>No</b>
Water: \$	Expense Source: --
Repair & Maintenance: \$	
Trash Removal: \$	Gross Income: <b>\$38400</b>
Sewer: \$	Gross Expenses: <b>\$0</b>
Insurance: \$	Net Income: <b>\$38400</b>

**Features & Other Information**

Basement: **Yes Full, Partially Finished**  
 Disclosures: **Property is under agreement, but seller is accepting back up offers.**  
 Electric: **Individually Metered**  
 Exterior: **Vinyl**  
 Foundation: **Fieldstone**  
 Hot Water: **Natural Gas**  
 Lead Paint: **Unknown**  
 Sewer/Water: **City/Town Water**

**Remarks**

**HUGE PRICE REDUCTION! SELLER SAYS SELL! A rare opportunity to own a versatile multi-fam in a super location between Coolidge Corner and Brookline Village. Commercially zoned with possible development potential. Semi-modern kitchens and baths. Mostly hardwood floors. 3 parking spaces. Steps to the Pierce School, playgrounds, shopping, parks and restaurants. Very close to the Longwood Medical Area, MBTA C and D lines and major commuting routes. Many recent renovations. Superior location!**

**Tax Information**

Pin #: **B:171 L:0034 S:0000**  
 Assessment: **\$404,200**  
 Taxes: **\$3860** Tax Year: **2006**  
 Book: **11493** Page: **521**  
 Cert: **091173**  
 Zoning Code: **L-1.0**  
 Map: Block: Lot:

**Listing Information**

Directions: **Just off Harvard Street near the intersection of School Street.**  
 Showing: Sub-Agent: **Call List Agent**  
 Showing: Buyer-Agent: **Call List Agent**  
 Showing: Facilitator: **Call List Agent**  
 Special Showing Instructions: **24 hour notice please.**  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Listing Office: **At Home Realty, Inc. (617) 738-1820 Ext. 100**  
 Sale Office: **At Home Realty, Inc. (617) 738-1820 Ext. 100**  
 Seller Concessions at Closing:

Original Price: **\$675,000**  
 Sub-Agent Comp.: **2**  
 Buyer Agent Comp.: **2**  
 Facilitator Comp.: **0**

Entry Only: **No**  
 Listing Agent: **Keith Mullen (617) 738-1820**  
 Sale Agent: **Keith Mullen (617) 738-1820**  
 Financing: **Conv. Fixed**





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