

114 SEWALL AVE - Unit 1
Brookline, MA 02446
Condo

MLS #: 70549211	Status: Sold
List Price: \$449,000	Sale Price: \$415,000
List Date: 3/29/2007	Sale Date: 8/2/2007
Area:	Off Market Date: 6/28/2007
Days on Market (Total): 92	Days on Market (Office): 92

Property Features

Rooms: 4	Style: Low-Rise, Courtyard
Bedrooms: 2	Type: Condo
Full Bath: 1	Apprx Acres:
Half Bath: 0	Apprx Lot Size: sq.ft.
Master Bath: No	Apprx Living Area: 1090 sq.ft. (\$380.73/sq.ft.)
Fireplaces: 0	Garage: 0 --
Year Built: 1940	Parking: 2 Tandem, Deeded
No. Units: 63	Unit Level 1 Placement: Front
Association: Yes	Fee: \$399
Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	1	20x15	Hard Wood Floor
Kitchen:	1	11x8	Ceramic Tile Floor
Master Bedroom:	1	17x12	Hard Wood Floor
Bedroom 2:	1	14x13	Hard Wood Floor
Bath 1:	1		Full Bath
Foyer:	1		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Basement: **No**
Construction: **Brick**
Cooling: **None**
Disclosures: **TAXES WITHOUT RESID'L EXEMPTION**
Electric: **Circuit Breakers**
Exterior: **Brick**
Heating: **Central Heat, Hot Water Radiators, Oil, Common**
Hot Water: **Oil**
Interior Features: **Cable Available, Intercom**
Lead Paint: **Unknown**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No --**

Remarks

LOVELY COURTYARD SETTING ON QUIET COOLIDGE CORNER SIDE STREET CONVENIENT TO MED AREA, PUBLIC TRANS, SHOPPING AND EATERIES! RAISED FIRST FLOOR UNIT WITH OPEN FLOOR PLAN, SPACIOUS ROOMS, HARDWOOD FLOORS AND HIGH CEILINGS..UNIT NEEDS SOME UPDATING (BATHROOM), BUT TERRIFIC OPPORTUNITY AT FAIR PRICE WITH TWO CAR PARKING!!! UNIT CURRENTLY RENTED BUT TENANT VACATING END JUNE OR JULY...24 HR NOTICE MANDATORY!!

Tax Information

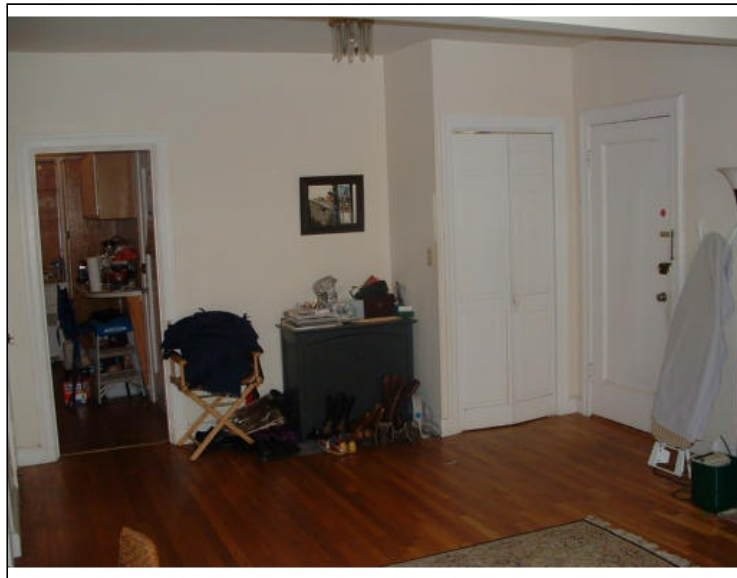
Pin #: **124/30-51**
Assessment: **\$387,400**
Taxes: **\$3769** Tax Year: **2007**
Book: **9017** Page: **167**
Cert:
Zoning Code: **RESI**
Map: Block: **124** Lot: **0030**

Listing Information

Directions: **ST PAUL TO SEWALL, COMPLEX ON LEFT**
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: **24-HR NOTICE MANDATORY...NO SHOWINGS AFTER 5:30 WEEKDAYS**
Listing Agreement Type: **ER w/Var.Rate Comm.**
Listing Office: **Cosmopolitan Properties (617) 232-0007 Ext. 23**
Sale Office: **Keller Williams Realty (978) 475-2111 Ext. 8791**
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: **Janice Ross (617) 504-0051**
Sale Agent: **Steven Gutstein (978) 482-3577**
Financing: **Conv. Fixed**





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