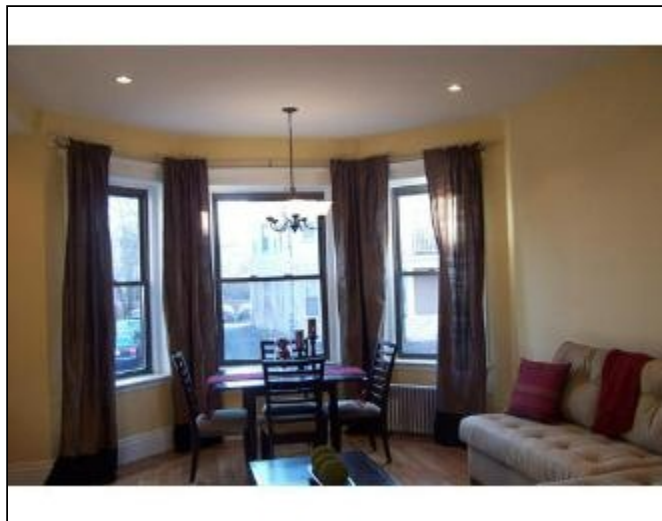


**50 St. Paul - Unit 1
Brookline, MA 02446
Condo**

MLS #: 70519099	Status: Sold
List Price: \$369,000	Sale Price: \$358,500
List Date: 1/31/2007	Sale Date: 4/18/2007
Area:	Off Market Date: 3/9/2007
Days on Market (Total): 40	Days on Market (Office): 40

Property Features

Rooms: 3	Style: Rowhouse, Brownstone
Bedrooms: 1	Type: Condo
Full Bath: 1	Apprx Acres:
Half Bath: 0	Apprx Lot Size: sq.ft.
Master Bath: No	Apprx Living Area: 840 sq.ft. (\$426.79/sq.ft.)
Fireplaces: 0	Garage: 0 --
Year Built: 1925	Parking: 1 Rented
No. Units: 28	Unit Level 1 Placement: Upper, Front
Association: Yes	Fee: \$258
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		Hard Wood Floor, Dining Area
Dining Room:	1		--
Kitchen:	1		Ceramic Tile Floor, Pantry, Granite/Solid Counters
Master Bedroom:	1		Ceiling Fans, Hard Wood Floor
Bath 1:	1		Linen Closet, Ceramic Tile Floor

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Basement: **Yes**
Construction: **Brick**
Cooling: **None**
Disclosures: **Broker is also owner**
Exterior: **Brick**
Heating: **Central Heat, Oil**
Hot Water: **Oil**
Interior Features: **Cable Available, Intercom**
Lead Paint: **Unknown**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No** --

Remarks

One-of-a-kind luxury condo in the heart of Brookline! This newly renovated condo features beautiful hardwood floors with mahogany in-lays, high ceilings and lots of details. Kitchen with new stainless steel appliances and granite countertops, marble floors in the kitchen and bathroom and washer & dryer hookup. Walking distance to Coolidge Corner, Longwood Medical area and Brookline Village. Transferable rental parking. ASK BROKER ABOUT THE OPTION OF PURCHASING THE UNIT FULLY FURNISHED.

Tax Information

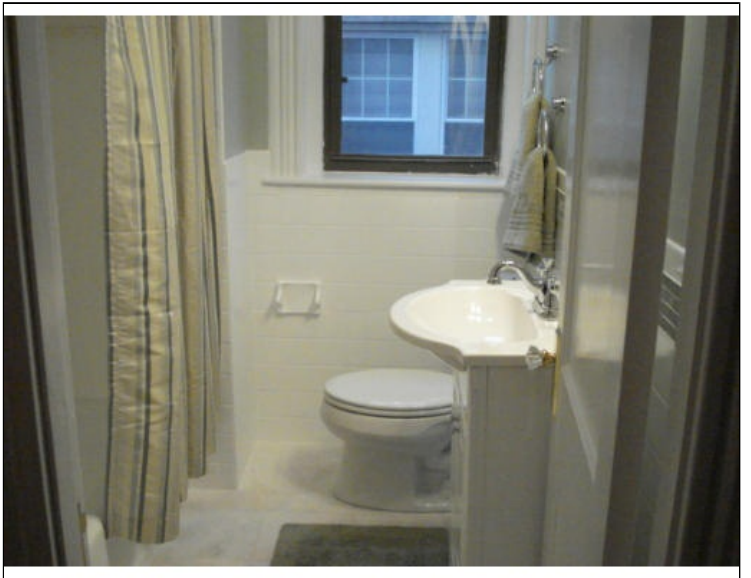
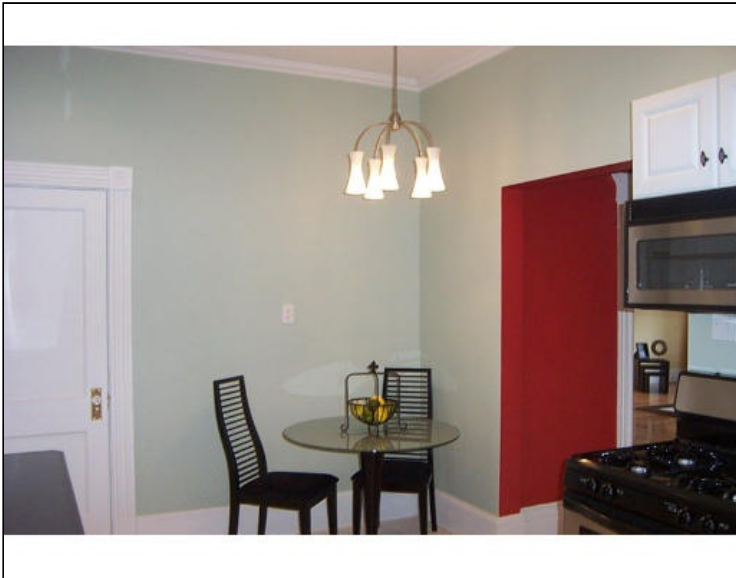
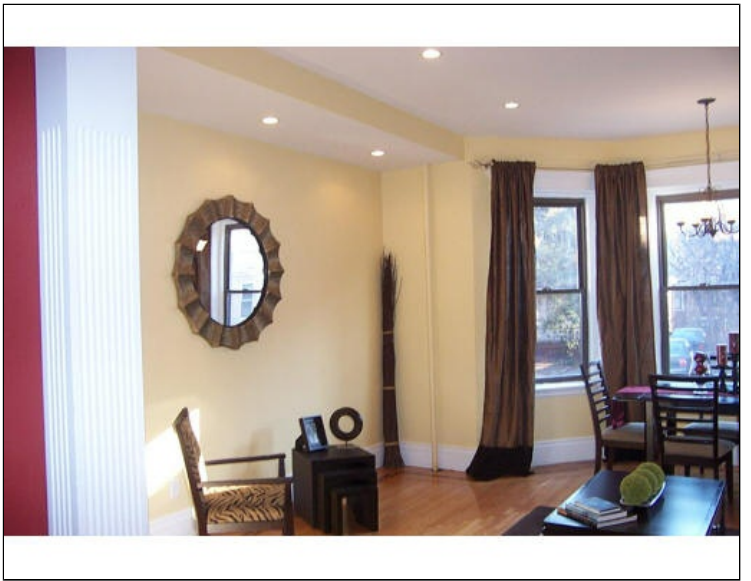
Pin #:
Assessment: **\$358,900**
Taxes: **\$3492.1** Tax Year: **2007**
Book: **17609** Page: **569**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

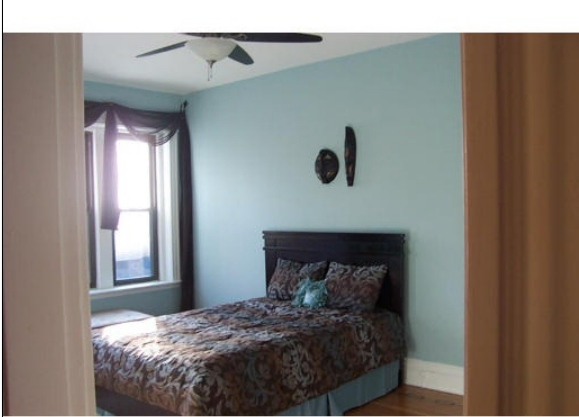
Listing Information

Directions: **corner of Alton Place**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Office, Call List Agent**
Showing: Facilitator: **Call List Office, Call List Agent**
Special Showing Instructions: **Call Sharona at office or on cell 617-817-0773**
Listing Agreement Type: **Exclusive Right to Sell**
Listing Office: **Paz Realty (617) 879-9990**
Sale Office: **Cosmopolitan Properties (617) 232-0007 Ext. 23**
Seller Concessions at Closing:

Original Price: **\$369,000**
Sub-Agent Comp.: **Not Offered**
Buyer Agent Comp.: **2.0**
Facilitator Comp.: **2.0**

Entry Only: **No**
Listing Agent: **Sharona E. Taieb () -**
Sale Agent: **Janice Ross (617) 504-0051**
Financing: **Conv. Fixed**





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