



MLS # 70307305 - Sold
Multi Family - 3 Family
14-16 COLGATE ROAD
Boston, MA : Roslindale 02131
Suffolk County
Color: **GRAY**
Total Units: **3**
Total Rent: **\$2,000**
Total Bedrooms: **9**
Total Fireplaces: **0**
Middle School:
Directions: **OFF WASHINGTON STREET NR FOREST HILLS & ARBORETUM**

List Price: **\$549,000**
Sale Price: **\$530,000**

Total Floors: **3**
Total Rooms: **15**
Total Full/Half Baths: **3/0**
Grade School:
High School:

Remarks

CLASSIC TRIPLE-DECKER ON QUIET DEAD END STREET OFF WASHINGTON ST..THREE 5-RM UNITS W/UPDATED KITCH/BATHS, FRONT AND REAR PORCHES, SPACIOUS FENCED YARD..MANY RECENT SYSTEM UPGRADES INC ROOF (2003), VINYL SIDING (1997), BOILERS (UNIT ONE-2001;TWO-2000;THREE-1998), ASBESTOS REMOVED FROM BASEMENT PIPES 1997 AND ALL UNITS DELEADED (CERTS AVAIL) 1997..3RD FLR VACANT FOR OWNER, RENTAL PKNG AVAIL NEXT DOOR..24-HR MIN NOTICE TO SHOW

Property Information

Approx. Living Area: 3087 sq. ft.	Approx. Acres: 0.08 (3895 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: 3/0	Parking Spaces: 0 --
Living Area Source: Public Record	Heat/Cool Units: 3/0	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$24000
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$0
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$24000
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1000** Lease: **Yes**
Rooms: **Living Room, Kitchen**
Appliances: **Range, Refrigerator**
Interior Features: **Cable TV Available**
Heating: **Hot Water Radiators, Gas, Individual, Unit Control**
Cooling: **None**
Rent Includes: **Water**

Unit #2
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **Yes**
Rooms: **Living Room, Kitchen**
Appliances: **Range, Refrigerator**
Interior Features: **Cable TV Available**
Heating: **Hot Water Radiators, Gas, Individual, Unit Control**
Cooling: **None**
Rent Includes: **Water**

Unit #3
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**
Rooms: **Living Room, Kitchen**
Appliances: **Range, Refrigerator**
Interior Features: **Cable TV Available**
Heating: **Hot Water Radiators, Gas, Individual, Unit Control**
Cooling: **None**
Rent Includes: **Water**

Features

Area Amenities: **Public Transportation, Shopping, Park, Laundromat**
Basement: **Yes Full, Walk Out, Interior Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, Individually Metered**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Porch, Fenced Yard**
Flooring: **Wood**
Foundation Size: **0000**
Foundation Description: **Fieldstone**
Hot Water: **Natural Gas, Tank**
Lot Description: **Other (See Remarks)**
Road Type: **Public, Paved, Publicly Maint., Dead End, Sidewalk**
Roof Material: **Rubber**
Sewer and Water: **City/Town Water, City/Town Sewer**
Terms: **Other (See Remarks)**
Utility Connections: **for Gas Range**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **None**
UFFI: **Unknown** Warranty Available: **No**
Year Built: **1905** Source: **Public Record**
Year Built Description: **Approximate**
Year Round: **Yes**

Tax Information

Pin #: **1902912000**
Assessed: **\$470,600**
Tax: **\$5050** Tax Year: **2006**
Book: **21116** Page: **146**
Cert:
Zoning Code: **RESI**
Map: Block: Lot:





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