



MLS # 70314827 - Sold Multi Family - 2 Family	
28-30 CROSBY ROAD	List Price: \$895,000
Newton, MA : Chestnut Hill 02467-1114	Sale Price: \$859,000
Middlesex County	
Color: WHITE	
Total Units: 2	Total Floors: 2
Total Rent: \$4,600	Total Rooms: 14
Total Bedrooms: 8	Total Full/Half Baths: 2/0
Total Fireplaces: 0	Grade School:
Middle School:	High School:
Directions: OFF COMMONWEALTH AVENUE NEAR BOSTON COLLEGE MAIN CAMPUS	

Remarks
FABULOUS OPPORTUNITY FOR HOMEOWNER OR INVESTOR..RARELY AVAILABLE TWO-FAMILY HOME IN PRIME CHESTNUT HILL LOCATION NEAR BOSTON COLLEGE..SPACIOUS SEVEN-ROOM UNITS WITH LARGE EAT-IN-KITCHENS, FORMAL DININGROOMS AND REAR DECKS..FLEXIBLE LAYOUT FOR OWNER-OCCUPANCY OR LUCRATIVE 4-5 BEDROOM RENTAL UNITS (HI-DEMAND B.C. RENTAL) AMPLE PARKING WITH 2-CAR DETACHED GARAGE AND SPACIOUS YARD..WELL-MAINTAINED, RECENT EXTERIOR PAINT, SYSTEMS IN GOOD SHAPE..FULL BASEMENT FOR STORAGE

Property Information		
Approx. Living Area: 3124 sq. ft.	Approx. Acres: 0.16 (7296 sq. ft.)	Garage Spaces: 2
Living Area Includes:	Heat/Cool Zones: 2/0	Parking Spaces: 4 Off-Street
Living Area Source: Public Record	Heat/Cool Units: 2/0	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses			
Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$55200
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$0
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$55200
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions							
Unit #1							
Rooms: 7	Bedrooms: 4	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 2300	Lease: Yes
Rooms: Living Room, Dining Room, Kitchen							
Appliances: Range, Dishwasher, Disposal, Refrigerator							
Interior Features: Cable TV Available							
Heating: Hot Water Radiators, Oil, Individual, Unit Control							
Cooling: None							
Rent Includes: Water							

Unit #2							
Rooms: 7	Bedrooms: 4	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 2300	Lease: Yes
Rooms: Living Room, Dining Room, Kitchen							
Appliances: Range, Dishwasher, Disposal, Refrigerator							
Interior Features: Cable TV Available							
Heating: Hot Water Radiators, Oil, Individual, Unit Control							
Cooling: None							
Rent Includes: Water							

Features		Other Property Info	
Area Amenities: Public Transportation, Shopping, Park		Adult Community: No	
Basement: Yes Full, Walk Out, Interior Access, Concrete Floor		Disclosure Declaration: No	
Beach: No		Disclosures: UNITS LEASED THROUGH 8/31/06	
Construction: Frame		Exclusions:	
Electric: Circuit Breakers, Individually Metered		Lead Paint: Unknown	
Energy Features: Insulated Windows		UFFI: Unknown Warranty Available: No	
Exterior: Wood		Year Built: 1920 Source: Public Record	
Exterior Features: Porch, Gutters, Fenced Yard		Year Built Description: Approximate	
Flooring: Wood		Year Round: Yes	
Foundation Size: 1392		Tax Information	
Foundation Description: Concrete Block, Other (See Remarks)		Pin #: 630130008	
Hot Water: Oil, Tank		Assessed: \$759,100	
Lot Description: Paved Drive		Tax: \$7196 Tax Year: 2006	
Road Type: Public, Paved, Publicly Maint., Sidewalk		Book: 27778 Page: 194	
Roof Material: Asphalt/Fiberglass Shingles		Cert:	
Sewer and Water: City/Town Water, City/Town Sewer		Zoning Code: MR1	
Terms: Other (See Remarks)		Map: Block: Lot:	
Utility Connections: for Electric Range			
Waterfront: No			







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