

20 Denton Terrace - Unit 1
Boston, MA 02131-4113
Condo

MLS #: **70549258** Status: **Sold**
List Price: **\$239,900** Sale Price: **\$232,500**
List Date: **3/29/2007** Sale Date: **8/27/2007**
Area: **Roslindale** Off Market Date: **7/30/2007**
Days on Market (Total): **124** Days on Market (Office): **124**

Property Features

Rooms: **3** Style: **2/3 Family**
Bedrooms: **1** Type: **Condo**
Full Bath: **1** Apprx Acres: **0.09**
Half Bath: **0** Apprx Lot Size: **3920 sq.ft.**
Master Bath: Apprx Living Area: **790 sq.ft. (\$294.30/sq.ft.)**
Fireplaces: **0** Garage: **1 Detached**
Year Built: **1909** Parking: **1 Off-Street**
No. Units: **2** Unit Level **1** Placement: **Street**
Association: **Yes** Fee: **\$125**
Fee Includes: **Water, Sewer**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	12x17	Ceiling Fans, Hard Wood Floor
Kitchen:	1	10x18	Ceiling Fans, Ceramic Tile Floor
Master Bedroom:	1	14x14	Hard Wood Floor

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Basement: **Yes**
Cooling: **None**
Disclosures: **taxes reflect residential exemption**
Electric: **Circuit Breakers**
Exclusions: **light fixture on living room wall**
Exterior: **Vinyl**
Exterior Features: **Enclosed Porch**
Heating: **Hot Water Baseboard, Gas**
Hot Water: **Natural Gas**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water**
Waterfront: **No --**

Remarks

Enjoy early morning coffee or bright afternoons on the warm and sunny enclosed front porch. Spacious one bedroom on entire first floor of home. Extra large sunny EIK with oversized garden window. Laundry in-unit, garage and offstreet parking. On a great residential one-way side-street, close to Roslindale Village Center with great shopping, restaurants. Minutes to downtown Boston via public transportation.

Tax Information

Pin #: **W:18 P:05072 S:002**
Assessment: **\$213,100**
Taxes: **\$817** Tax Year: **2007**
Book: **34490** Page: **207**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Listing Information

Directions: **Washington Street to Metropolitan, right on Kittredge, right on Denton Terrace**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Accompanied Showings, Appointment Req'd**
Showing: Facilitator: **Accompanied Showings, Appointment Req'd**
Special Showing Instructions: **call list agent or email using mail icon next agent name**
Listing Agreement Type: **Exclusive Right to Sell**
Listing Office: **William Raveis R.E. & Home Ser**  (617) 266-5200
Team Member: **J. Erik Gould**  (617) 648-3954
Sale Office: **At Home Realty, Inc.** (617) 738-1820
Seller Concessions at Closing:

Original Price: **\$244,000**
Sub-Agent Comp.: **Not Offered**
Buyer Agent Comp.: **2.5**
Facilitator Comp.: **2**

Entry Only: **No**
Listing Agent: **REteamwork** (617) 676-4082

Sale Agent: **Mark Linsky** (617) 738-1820
Financing: **Conv. Fixed**





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