

MLS # 71858594 - Sold
Multi Family - 3 Family



1847 Commonwealth Avenue
Boston, MA : Brighton's Cleveland Circle 02135
Suffolk County
 Color: **Yellow**
 Total Floors: **3**
 Total Units: **4**
 Total Rent: **\$7,250**
 Grade School: **BPS**
 Middle School: **BPS**
 High School: **BPS**
 Directions: **Commonwealth Avenue outbound side, Between Sidlaw Road and Strathmore Road**

List Price: **\$1,849,900**
 Sale Price: **\$1,849,900**

Total Rooms: **18**
 Total Bedrooms: **9**
 Total Bathrooms: **5f 1h**
 Total Fireplaces: **1**

Remarks

A very special offering presents opportunity for an exceptional return on investment. This substantially upgraded multi-family is located in Brighton's sought after Aberdeen neighborhood just minutes to Boston College. The property has been very well maintained and is easily managed. The 1st floor features an entertaining size living room with coffered ceilings, fireplace, two spacious bedrooms, tile bath and eat-in-kitchen. The 2nd floor has three equally sized bedrooms, two-full baths, massive living room, and eat-in-kitchen. The third floor has just been fully renovated with 2 great bedrooms, living room, charming kitchen and abundant natural light. All apartments feature in-unit laundry. Full finished basement with bath, 10,000+ s/f lot and 12+ car off-street parking! Walk to B, C and D train lines and Cleveland Circle. Alternate potential for high end condo conversion or redevelopment. Not offered in over four decades, a private showing is available by appointment only.

Property Information

Approx. Living Area: **4700 sq. ft.** Approx. Acres: **0.23 (10175 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: **Finished Basement** Heat/Cool Zones: **1/0** Parking Spaces: **12** Off-Street, Paved Driveway
 Living Area Source: **Public Record** Heat/Cool Units: **1/0** Approx. Street Frontage: **88 ft**
 Living Area Disclosures:
 Disclosures: **Property being sold as a three-unit. Assessor classifies the property as 4-8 unit. Buyer to do all due diligence on use.**

Annual Expenses for Fiscal Year Ending 12/14

Heating: \$	Repair & Maintenance: \$10000	Management: \$	Gross Income: \$112800
Gas: \$5423	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$20584
Electricity: \$500	Sewer: \$600	Ann. Prop. Oper. Data: Yes	Net Income: \$83142
Water: \$600	Insurance: \$3961	Annual Expense Source: Estimated	

Unit Descriptions

Unit #1	Rooms: 5	Bedrooms: 2	Bathrooms: 1f 0h	Fireplaces: 1	Levels: 1	Floor: 1	Rent: 2500	Lease: Yes
Unit #2	Rooms: 5	Bedrooms: 3	Bathrooms: 2f 0h	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 2950	Lease: Yes
Unit #3	Rooms: 4	Bedrooms: 2	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 0	Lease: No
Unit #4	Rooms: 4	Bedrooms: 2	Bathrooms: 1f 1h	Fireplaces: 0	Levels: 1	Floor: 0	Rent: 0	Lease:

Rooms: **Living Room, Kitchen**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Laundromat, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
 Basement: **Yes Full, Finished**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, Individually Metered**
 Exterior: **Vinyl**
 Exterior Features: **Professional Landscaping**
 Flooring: **Tile, Wall to Wall Carpet, Varies Per Unit, Hardwood, Vinyl / VTC**
 Foundation Size:
 Foundation Description: **Other (See Remarks)**
 Hot Water: **Natural Gas**
 Lot Description: **Paved Drive, Level**
 Road Type: **Public**
 Roof Material: **Slate**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Gas Range**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No, --**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions: **None noted.**
 Lead Paint: **Unknown**
 UFFI: Warranty Features: **No**
 Year Built: **1920** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$849,000**
 Tax: **\$10281.3** Tax Year: **2015**
 Book: **999** Page: **99**
 Cert:
 Zoning Code: **Res**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Century 21 Shawmut Properties** (617) 787-2121 Ext. 306
 Listing Agent: **James Brasco** (617) 519-1517
 Team Member:
 Sale Office: **At Home Realty, Inc.** (617) 738-1820 Ext. 100
 Sale Agent: **Keith Mullen** (617) 899-8475
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required**
 Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**
 Special Showing Instructions: **Appointment only. Buyer to provide pre-app letter or proof of funds before showing. *24 hour notice***

Compensation
 Sub-Agent: **Not Offered**
 Buyer Agent: **2.50%**
 Facilitator: **1.00%**
 Compensation Based On: **Gross/Full Sale Price**

Firm Remarks

Appointment only. Buyer to provide proof of funds/ pre-approval prior to scheduling any showings. **24 hour notice Closing date for Offers, if any, June 28th at 5PM. Offers to be reviewed June 30th. Seller reserves the right to amend, alter or withdraw conditions without prior notice.**

Market Information

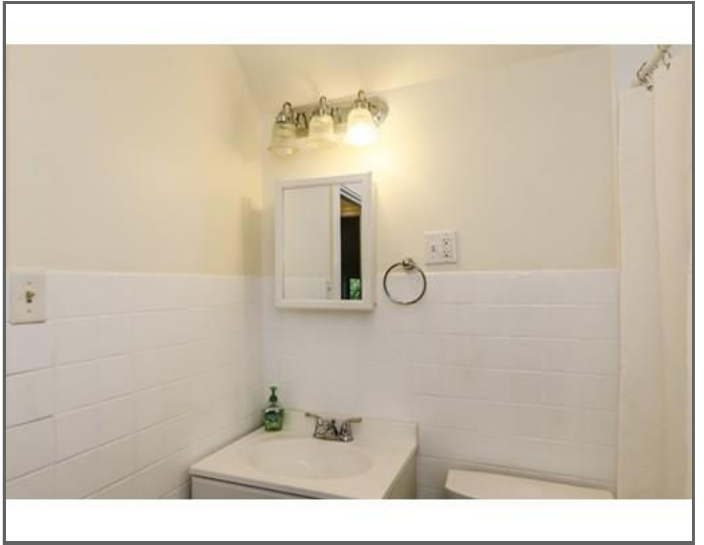
Listing Date: **6/17/2015**
 Days on Market: Property has been on the market for a total of **48** day(s)
 Expiration Date:
 Original Price: **\$1,849,900**
 Off Market Date: **8/4/2015**
 Sale Date: **8/31/2015**
 Sale Price: **\$1,849,900**
 Offer Date: 7/25/2015 Days to Offer: 38

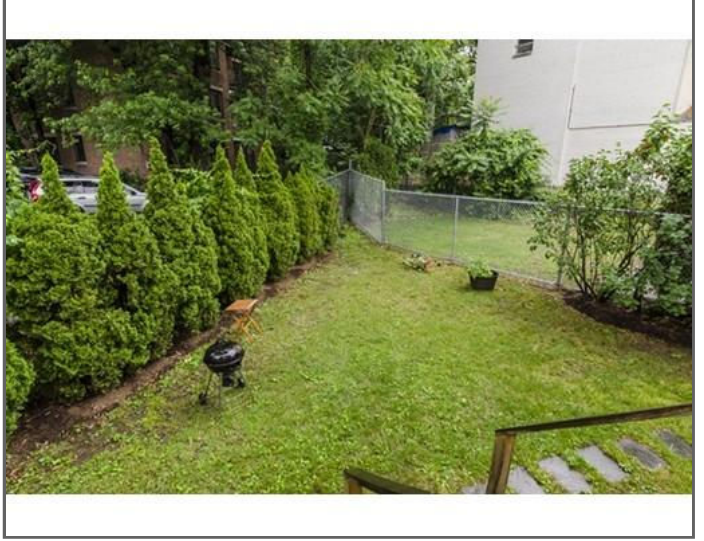
Listing Market Time: MLS# has been on for **48** day(s)
 Office Market Time: Office has listed this property for **48** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:
 Financing: **Cash**











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