



Details on the property located at
310 Allston St, Boston, MA 02135

Sale Price: \$2,030,000

Mark Linsky



At Home Realty, Inc.

1212b Commonwealth Ave.
Allston, MA 02134
617-694-4208
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MLS # 71964947 - Sold

Multi Family - 3 Family

**310 Allston St
Boston, MA: Brighton, 02135-7659
Suffolk County**

List Price: **\$2,100,000**
Sale Price: **\$2,030,000**

Color:
Total Floors: **3** Total Rooms: **14**
Total Units: **3** Total Bedrooms: **9**
Total Rent: **\$10,100** Total Bathrooms: **5f 0h**
Grade School: Total Fireplaces: **2**
Middle School:
High School:
Directions: **Washington Street or Summit Avenue to Allston Street**

Remarks

Wow! Free standing brick 3 family with Large condo quality units grossing \$121k/year with 4 deeded pkg spaces and an additional area for 2 car pkg (see agent for details). Conveniently located on the Brighton/Brookline line, this bldg is perfect for the Investor looking to add to their portfolio or the Owner Occupant looking to live close to the action of Boston while collecting additional rent to pay their mortgage. This bldg was substantially updated with the addition of new kitchens, baths, systems, paint etc. Both 1st and 2nd floor units are 4 bed, 2 bath units with open floor plans, in-unit ldry, C/A, fireplaces and gleaming hwd floors throughout. The first floor features a lovely sun-room and each unit rents for \$3900/month. The 3rd floor unit is an x-lg one bed that also has an updated kitchen, bath, in-unit ldry and gleaming hwd floors and rents for \$2100/month. Units are lead compliant. Adjacent to Wholefoods and just minutes to both the B and C train lines. A must see!

Property Information

Approx. Living Area: **5,188 Sq. Ft.** Approx. Acres: **0.16 (7,038 Sq. Ft.)** Garage Spaces: **0**
Living Area Includes: Heat/Cool Zones: **3 /2** Parking Spaces: **4 Off-Street, Assigned, Paved Driveway**
Living Area Source: **Public Record** Heat/Cool Units: **3 /2** Approx. Street Frontage:
Living Area Disclosures:
Disclosures: **Property includes 4 deeded pkg spaces & space for additional 2 car pkg w restrictions. Water & Sewer totals \$1610 for 2015. Gross rent includes \$200/month from Boston Property Care Mgmt which pays for use of address. 1'st floor unit pays common electric in their bill. Agents are owners of property.**

Annual Expenses For Fiscal Year Ending 12/15

Heating: \$0	Repair & Maintenance: \$3,000	Management: \$0	Gross Income: \$121,200
Gas: \$0	Trash Removal: \$0	Miscellaneous: \$4,324	Gross Expenses: \$12,194
Electricity: \$0	Sewer: \$1,610	Ann. Prop. Oper. Data: Yes	Net Income: \$109,006
Water:	Insurance: \$3,260	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1							
Rooms: 6	Bedrooms: 4	Bathrooms: 2f 0h	Fireplaces: 1	Levels: 1	Floor: 1	Rent: 3,900	Lease: Yes
Unit #2							
Rooms: 5	Bedrooms: 4	Bathrooms: 2f 0h	Fireplaces: 1	Levels: 1	Floor: 2	Rent: 3,900	Lease: Yes
Unit #3							
Rooms: 3	Bedrooms: 1	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 2,100	Lease:

Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Public School, T-Station, University**
Basement: **Yes Full**
Beach: **No**
Construction: **Brick, Stone/Concrete**
Exterior: **Brick**
Exterior Features: **Handicap Access**
Flooring: **Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Lot Description: **Paved Drive, Shared Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Dryer**
Water Utilities: **City/Town Water**
Waterfront: **No**


Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions:
Lead Paint: **Certified Treated**
UFFI: **Unknown** Warranty Features:
Year Built: **1899** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **W:21 P:01707 S:020**
Assessed: **\$1,444,600**
Tax: **\$15,890** Tax Year: **2016**
Book: **52305** Page: **291**
Cert: **9999999999**
Zoning Code: **9999999999**

Office/Agent Information

Listing Office: Unlimited Sotheby's International Realty  (617) 264-7900 Ext. 208	Compensation
Listing Agent: Scott Goldsmith  (617) 529-2434	Sub-Agent: Not Offered
Team Member(s): Enrique Darer  (617) 947-4000	Buyer Agent: 2.5
Sale Office: At Home Realty, Inc. (617) 738-1820 Ext. 100	Facilitator: 1
Sale Agent: Keith Mullen (617) 899-8475	Compensation Based On: Net Sale Price
Listing Agreement Type: Exclusive Right to Sell	
Entry Only: No	
Showing: Sub-Agent: Sub-Agency Relationship Not Offered	
Showing: Buyer-Agent: Call List Agent	
Showing: Facilitator: Call List Agent	
Special Showing Instructions: Group showings will be arranged and individual appts required! There will be NO Weekend open houses	

Market Information

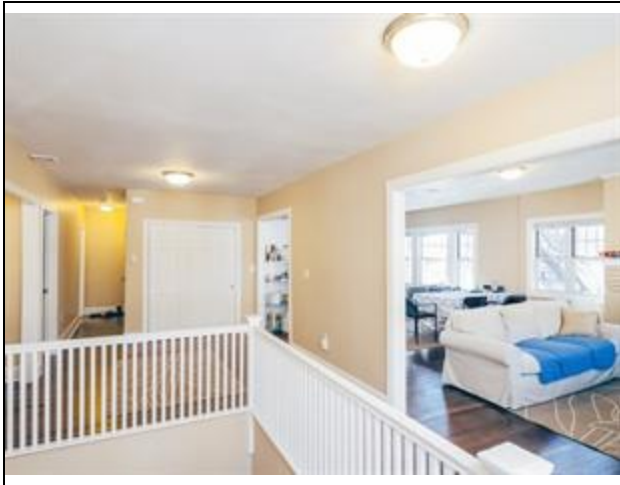
Listing Date: 3/1/2016	Listing Market Time: MLS# has been on for 9 day(s)
Days on Market: Property has been on the market for a total of 9 day(s)	Office Market Time: Office has listed this property for 9 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$2,100,000	Seller Concessions at Closing:
Off Market Date: 3/10/2016	Financing: Conv. Fixed
Sale Date: 5/9/2016	
Sale Price: \$2,030,000	
Offer Date: 3/10/2016	Days to Offer: 9

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Market History for 310 Allston St, Boston, MA: Brighton, 02135-7659

MLS #	Date		DOM	DTO	Price
71964947	3/1/2016	Listed for \$2,100,000			\$2,100,000
UAG	3/10/2016	Status Changed to: Under Agreement			
SLD	5/12/2016	Status Changed to: Sold			
	5/9/2016	Sold for \$2,030,000	9	9	\$2,030,000
Market History for Unlimited Sotheby's International Realty (AN1593)			9	9	\$2,030,000
Market History for this property			9	9	\$2,030,000





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