



Details on the property located at
56-58 Perry, Brookline, MA 02446

Sale Price: \$2,700,000

Mark Linsky



At Home Realty, Inc.

1212b Commonwealth Ave.
617-694-4208
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MLS # 72059313 - Sold

Multi Family - 4 Family

56-58 Perry
Brookline, MA: Brookline Village, 02446
Norfolk County

List Price: **\$2,700,000**
Sale Price: **\$2,700,000**

Color:

Total Floors: **4**
Total Units: **4**
Total Rent: **\$0**
Grade School:
Middle School:
High School:
Directions: **off of Aspinwall Ave**

Total Rooms: **22**
Total Bedrooms: **15**
Total Bathrooms: **6f 0h**
Total Fireplaces: **2**

Remarks

Brookline Village location! Huge circa 1865 house sited on a lovely lot. See attached floor plan for room locations. Open Houses September 1, noon-2 ~ September 2, 8am-10 ~

Property Information

Approx. Living Area: **6,020 Sq. Ft.**
Living Area Includes:
Living Area Source: **Measured**
Living Area Disclosures: **does not include exterior wall or basement**
Disclosures: **driveway easement to single family behind**

Approx. Acres: **0.25 (10,705 Sq. Ft.)**
Heat/Cool Zones:
Heat/Cool Units:

Garage Spaces: **0**
Parking Spaces: **6 Off-Street**
Approx. Street Frontage:

Annual Expenses

Heating: Repair & Maintenance:
Gas: Trash Removal:
Electricity: Sewer:
Water: Insurance:

Management:
Miscellaneous:
Ann. Prop. Oper. Data: **No**
Annual Expense Source:

Gross Income:
Gross Expenses:
Net Income:

Unit Descriptions

Unit #1

Rooms: **7** Bedrooms: **4** Bathrooms: **2f 0h** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **0** Lease: **No**

Unit #2

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **1** Levels: **1** Floor: **2** Rent: **0** Lease: **No**

Features

Basement: **Yes**
Beach: **No**
Exterior: **Wood**
Foundation Size:
Foundation Description: **Fieldstone**
Lot Description: **Easements**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1865** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **Unknown**
Lender Owned: **Undisclosed**

Tax Information

Pin #:
Assessed: **\$1,673,000**
Tax: **\$17,433** Tax Year: **2017**
Book: **33208** Page: **22**
Cert:
Zoning Code: **res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Chobee Hoy Associates** (617) 739-0067
Listing Agent: **Tracy Clark**(617) 512-2630
Team Member(s): **Chobee Hoy** (617) 513-6073
Sale Office: **At Home Realty, Inc.** (617) 738-1820 Ext. 101
Sale Agent: **Mark Linsky**(617) 694-4208
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Showing: Buyer-Agent: **Call List Office, Call List Agent**

Showing: Facilitator: **Call List Office, Call List Agent**

Special Showing Instructions: **Open Houses Sept 1, noon-2 , Sept 2, 8am-10, Sept 4, 10-11 Offers, if any, due Tuesday, Sept 6 @2pm**

Market Information

Listing Date: **8/29/2016**

Days on Market: Property has been on the market for a total of **4** day(s)

Expiration Date:

Original Price: **\$2,700,000**

Off Market Date: **9/2/2016**

Sale Date: **10/31/2016**

Sale Price: **\$2,700,000**

Offer Date: **9/2/2016** Days to Offer: **4**

Listing Market Time: MLS# has been on for **4** day(s)

Office Market Time: Office has listed this property for **4** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Financing: **Conv. Fixed**

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Market History for 56-58 Perry, Brookline, MA: Brookline Village, 02446

MLS #	Date		DOM	DTO	Price
72059313	8/29/2016	Listed for \$2,700,000			\$2,700,000
UAG	9/2/2016	Status Changed to: Under Agreement			
SLD	10/31/2016	Status Changed to: Sold			
	10/31/2016	Sold for \$2,700,000	4	4	\$2,700,000
Market History for Chobee Hoy Associates (BB5120)			4	4	\$2,700,000
Market History for this property			4	4	\$2,700,000

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