

MLS # 72086262 - Sold

Condo - Low-Rise



141 Brooks St - Unit 3
Boston, MA: Brighton, 02135-1716
Suffolk County

Unit Placement: **Top/Penthouse**
 Unit Level: **3**
 Grade School:
 Middle School:
 High School:

Outdoor Space Available:
 Handicap Access/Features: **No**
 Directions: **Corner of Brooks St. and Faneuil St.**

List Price: **\$434,000**
 Sale Price: **\$439,000**

Total Rooms: **5**
 Bedrooms: **2**
 Bathrooms: **1f 0h**
 Master Bath: **No**
 Fireplaces:

Remarks

Captivating 2 bedroom condo in vibrant Oak Square, tastefully renovated while retaining the architectural detail and period charm. Generously proportioned rooms with lofty ceilings, original woodwork, and back to back leaded glass china cabinets are offset by gleaming hardwood floors and freshly painted rooms. Remodeled kitchen boasts granite countertops, stainless steel appliances, tile floor, recessed and under cabinet lighting. Bathroom renovated with new fixtures, lighting, and custom period tile work to match existing 1920's tile work. Bonus interior features include in-unit laundry and walk-in closet in Master Bedroom. The private 22' x 8' L-shaped porch provides additional living space to relax and entertain – your own peaceful oasis in the city! Close to Oak Square shops and restaurants, seasonal Farmer's Market, library, YMCA, and the Charles River. Accessible to MA Pike, Soldiers Field Rd, Memorial Drive, Storrow Drive and numerous public transportation options.

Property Information

Approx. Living Area: **1,301 Sq. Ft. (\$337.43/Sq. Ft.)**
 Living Area Includes:
 Living Area Source: **Field Card**
 Living Area Disclosures:
 Disclosures:

Approx. Acres: **0.03 (1,301 Sq. Ft.)**
 Heat Zones: **1 Hot Water Baseboard**
 Cool Zones: **0 Window AC**

Garage Spaces: **0**
 Parking Spaces: **0 On Street Permit**
 Levels in Unit: **1**

Complex & Association Information

Complex Name: **Fanbrook** Units in Complex: **12 Complete:** Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$584.79 Monthly**
 Assoc. Fee Inclds: **Heat, Hot Water, Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3	19X13	-
Dining Room:	3	13X14	-
Kitchen:	3	13X15	-
Master Bedroom:	3	10X14	-
Bedroom 2:	3	12X18	-
Bath 1:	3	-	-
Laundry:	3	-	-

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Adult Community, No**
Bike Path, Highway Access, House of Worship, Marina, Private School, Public School, University
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Interior Access, Concrete Floor, Unfinished Basement**
 Beach: **No**
 Electric Features: **Circuit Breakers**
 Exterior: **Wood**
 Exterior Features: **Porch**
 Flooring: **Wood, Tile**
 Hot Water: **Natural Gas**
 Roof Material: **Rubber**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Terms: **Contract for Deed**
 Waterfront: **No**

Other Property Info

Elevator: **No**
 Disclosure Declaration: **No**
 Exclusions: **2 hallway sconces, copper light fixture on porch, mother-of-pearl switch plate.**
 Green Certified: **No**
 Laundry Features: **In Unit**
 Lead Paint: **Unknown**
 UFFI: Warranty Features: **No**
 Year Built/Converted: **1920**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **W:22 P:03231 S:006**
 Assessed: **\$311,600**
 Tax: **\$3,428** Tax Year: **2016**
 Book: **35737** Page: **128**
 Cert:
 Zoning Code: **Res**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Keller Williams Realty** (617) 969-9000
 Listing Agent: **Emello & Pagani** (617) 903-8326
 Team Member(s):
 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**
 Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required**
 Showing: Facilitator:
 Special Showing Instructions: **E-mail EmelloPagani@gmail.com or call 617-903-8325.**

Compensation
 Sub-Agent: **Not Offered**
 Buyer Agent: **2.5**
 Facilitator: **0**
 Compensation Based On: **Gross/Full Sale Price**

Firm Remarks

Please allow 24 hour response time for offers.

Market Information

Listing Date: **10/26/2016**
 Days on Market: Property has been on the market for a total of **20** day(s)
 Expiration Date:
 Original Price: **\$434,000**
 Off Market Date: **11/15/2016**
 Sale Date: **12/21/2016**
 Sale Price: **\$439,000**
 Offer Date: **11/15/2016** Days to Offer: **20**

Listing Market Time: MLS# has been on for **20** day(s)
 Office Market Time: Office has listed this property for **20** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:
 Financing: **Conv. Fixed**





