

MLS # 72188504 - Active

Condo - 2/3 Family



80 COLUMBIA STREET - Unit 2
Brookline, MA: Coolidge Corner, 02446
Norfolk County

List Price: **\$2,295,000**

Unit Placement: **Upper, Top/Penthouse, Front, Back**
 Unit Level: **2**
 Grade School: **Devotion**
 Middle School: **Devotion**
 High School: **Brookline High**
 Outdoor Space Available: **Yes - Private**
 Handicap Access/Features:
 Directions: **Harvard St to Columbia St (one way) ... #80 on left at corner Russell St, across from Coolidge Park**

Total Rooms: **10**
 Bedrooms: **5**
 Bathrooms: **4f 1h**
 Master Bath: **Yes**
 Fireplaces: **1**

Remarks

This two-family residence at 80 Columbia Street, situated across from Coolidge Park, has been expanded, rebuilt and thoughtfully redesigned as two spacious and luxurious 4-5 bedroom condominiums .. Unmatched quality of material and workmanship: beamed ceilings, decorative wainscoting, intricate crown moldings throughout, french doors and more .. Subzero 42" built-in fridge, Wolf 6-burner range, pot filler .. gorgeous 8-ft marble-top island with microwave drawer, beverage center and ample storage .. adjoining breakfast area with french doors to front-facing deck .. all-marble master bath with inset cabinetry, tower, pivot mirrors & make-up vanity .. huge master bedroom with wainscoting and french doors to lovely rear deck .. 25' x 16' upper-level family room .. upper level junior suite .. 25+ ft front deck spans home and overlooks Coolidge Park .. all lighting and mirrors Restoration Hardware .. separate laundry room, exceptional storage .. two-car parking includes one garage

Property Information

Approx. Living Area: **3,264 Sq. Ft. (\$703.13/Sq. Ft.)** Approx. Acres:
 Living Area Includes: Heat Zones: **2 Forced Air, Gas, Individual, Unit Control** Garage Spaces: **1 Detached, Garage Door Opener, Storage, Assigned**
 Living Area Source: **Unit Floor Plan** Cool Zones: **2 Central Air, 2 Units, Individual, Unit Control** Parking Spaces: **2 Off-Street, Tandem, Assigned, Improved Driveway, Paved Driveway, Exclusive Parking**
 Living Area Disclosures: **estimated square feet pending completion of final unit plans for recording .. see attached fl plans** Levels in Unit: **2**
 Disclosures: **Home still assessed as 2-fam, listed tax \$\$ = 50% (estim unit beneficial share) of \$14,338 (2017 total tax) .. sq ft best estim pending final plans for recording unit deed & condo docs .. one year builder warranty ... condo fee estimate ... broker has interest in property ... plans/specs attached**

Complex & Association Information

Complex Name: **80 Columbia Condominium** Units in Complex: **2** Complete: **Yes** Units Owner Occupied: **2** Source: **owner**
 Association: **Yes Fee: \$350 Monthly**
 Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Garden Area**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	15X12	Fireplace, Ceiling - Beamed, Flooring - Hardwood, French Doors, Chair Rail, Deck - Exterior, Exterior Access, Recessed Lighting, Remodeled, Wainscoting
Dining Room:	2	17X13	Fireplace, Ceiling - Beamed, Flooring - Hardwood, Window(s) - Bay/Bow/Box, French Doors, Chair Rail, Deck - Exterior, Exterior Access, Recessed Lighting, Remodeled, Wainscoting
Family Room:	3	24X17	Closet, Flooring - Hardwood, Recessed Lighting, Remodeled, Wainscoting
Kitchen:	2	24X12	Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Countertops - Upgraded, French Doors, Kitchen Island, Cabinets - Upgraded, Deck - Exterior, Exterior Access, Recessed Lighting, Remodeled, Stainless Steel Appliances, Pot Filler Faucet, Wainscoting, Wine Chiller, Gas Stove
Master Bedroom:	2	20X17	Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood, Flooring - Marble, Balcony - Exterior, French Doors, Chair Rail, Exterior Access, Recessed Lighting, Remodeled, Wainscoting
Bedroom 2:	2	14X12	Bathroom - Full, Closet, Flooring - Hardwood, Recessed Lighting, Remodeled
Bedroom 3:	3	13X11	Closet, Flooring - Hardwood, Recessed Lighting, Remodeled
Bedroom 4:	3	15X10	Closet, Flooring - Hardwood, Recessed Lighting, Remodeled
Bedroom 5:	3	14X11	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Flooring - Stone/Ceramic Tile, Recessed Lighting, Remodeled
Bath 1:	2	12X8	Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - Tiled With Tub, Flooring - Marble, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled
Bath 2:	2	8X6	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Marble, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled
Bath 3:	2	6X5	Bathroom - Half, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled
Laundry:	3	7X6	Flooring - Stone/Ceramic Tile, Dryer Hookup - Gas, Recessed Lighting, Remodeled
Bathroom:	3	9X6	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled
Bathroom:	3	10X5	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled
Sitting Room:	2	10X9	Closet, Flooring - Hardwood, Chair Rail, Recessed Lighting, Remodeled, Wainscoting

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Medical Facility, Laundromat, Highway Access, House of Worship, Public School, T-Station, University**
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Refrigerator - Wine Storage, Vent Hood**
 Basement: **No**
 Beach: **No**
 Construction: **Frame, Cement Board**
 Docs in Hand: **Floor Plans**
 Electric Features: **Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
 Exterior: **Wood, Fiber Cement Siding**
 Exterior Features: **Porch, Deck, Deck - Wood, Decorative Lighting, Garden Area, Screens, Gutters, Professional Landscaping, Stone Wall**
 Flooring: **Tile, Marble, Hardwood**
 Hot Water: **Natural Gas, Tankless**
 Insulation Features: **Spray Foam**
 Interior Features: **Security System, Cable Available, French Doors**
 Management: **Owner Association**
 Pets Allowed: **Yes**
 Roof Material: **Asphalt/Fiberglass Shingles, Rubber**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Terms: **Other (See Remarks)**
 Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Elevator: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Facing Direction: **East**
 Green Certified: **No**
 Laundry Features: **In Unit**
 Lead Paint: **Unknown**
 UFFI: **No** Warranty Features: **Yes**
 Year Built/Converted: **1908/2017**
 Year Built Desc: **Public Record**
 Year Built Desc: **Approximate**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **0755100**
 Assessed: **\$1,451,200**
 Tax: **\$7,169** Tax Year: **2017**
 Book: **33611** Page: **46**
 Cert:
 Zoning Code: **T5**
 Map: **075** Block: **51** Lot: **00**

Office/Agent Information

Listing Office: **At Home Realty, Inc. (617) 738-1820 Ext. 101**
 Listing Agent: **Mark Linsky (617) 694-4208**
 Team Member(s):
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **ER w/Var.Rate Comm.**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Accompanied Showings, Appointment Required**
 Showing: Facilitator: **Accompanied Showings, Appointment Required**
 Special Showing Instructions: **First show at open houses Sat 6/24, 1:00 - 2:30, and Sun 6/25, 12:00 - 2:00 .. by appt thereafter**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.25**
 Facilitator: **2.25**
 Compensation Based On: **Gross/Full Sale Price**

Firm Remarks

please refer to attached floor plans and building specifications

Market Information

Listing Date: **6/23/2017**
 Days on Market: Property has been on the market for a total of **5** day(s)
 Expiration Date:
 Original Price: **\$2,295,000**
 Off Market Date:
 Sale Date:
 Listing Market Time: MLS# has been on for **5** day(s)
 Office Market Time: Office has listed this property for **5** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:









