

MLS # 72142773 - Under Agreement

Condo - High-Rise



33 Pond Ave - Unit 1207
Brookline, MA 02445-7102
Norfolk County

List Price: **\$1,020,000**

Unit Placement: **Top/Penthouse**
 Unit Level: **12**
 Grade School: **Lincoln/Pierce**
 Middle School:
 High School: **Brookline High**
 Outdoor Space Available: **Yes - Private**
 Handicap Access/Features:
 Directions: **Boylston St (Rt 9 East),right on Pond Ave.Take the elevator to roof (R) level,not the 12th fl**

Total Rooms: **5**
 Bedrooms: **2**
 Bathrooms: **2f 1h**
 Master Bath: **Yes**
 Fireplaces:

Remarks

This Brook House rarely available spectacular 2BR,2.5 bathroom penthouse residence with 2 garage parking spaces features 1,800sf of space on 2 levels with separate entrances.The open layout includes 9' ceilings,crown moldings,abundant light and floor-to-ceiling windows.The gracious foyer has a half bathroom and leads to the massive living and dining rooms,both with access to a huge private terrace.The 2012 kitchen features cherry cabinets and granite countertops.On the bedroom level are a spacious master suite with dual closets and an ensuite bathroom,a generously-sized 2nd bedroom also with dual closets,a 2nd full bath,and additional storage. Amenities include 24h security,on-site management,a fully-equipped health club,steam/sauna,a heated outdoor pool,tennis & basketball courts,BBQ areas,a lounge w/WIFI & more.Boston city views overlooking the Prudential,water views & park views are captured from this unit. Ideally located near the MBTA & Longwood Medical.2.5 miles to Copley Square.

Property Information

Approx. Living Area: **1,800 Sq. Ft. (\$566.67/Sq. Ft.)** Approx. Acres:
 Living Area Includes: Heat Zones: **4 Central Heat, Individual, Unit Control, Fan Coil** Garage Spaces: **2 Garage Door Opener, Heated, Deeded**
 Living Area Source: **Field Card** Cool Zones: **Central Air, Individual, Unit Control** Parking Spaces: **0**
 Living Area Disclosures: Levels in Unit: **2**
 Disclosures: **Take the elevator to the roof (R) level. 530sf private terrace is not included in the living area. Professionally managed association with strong financials. Non-smoking & pet-friendly building. \$124.00/mo parking fee. Garage spaces #75 A & #75 B. Taxes include residential exemption.**

Complex & Association Information

Complex Name: **Brook House** Units in Complex: **763** Complete: **Yes** Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$1,589 Monthly**
 Assoc. Fee Inclds: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Swimming Pool, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Putting Green, Tennis Court, Recreational Facilities, Paddle Tennis, Exercise Room, Sauna/Steam, Clubroom, Refuse Removal, Garden Area, Air Conditioning, Reserve Funds**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
 Appliances: **Range, Microwave, Refrigerator**
 Association Pool: **Yes Inground, Heated**
 Assoc. Security: **Intercom, Concierge**
 Basement: **Yes Full, Interior Access**
 Beach: **No**
 Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements**
 Exterior: **Brick**
 Exterior Features: **Deck, City View(s), Professional Landscaping, Tennis Court, Other (See Remarks)**
 Flooring: **Wood, Tile**
 Interior Features: **Cable Available**
 Management: **Professional - On Site**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **Yes Pond**

Other Property Info

Elevator: **Yes**
 Disclosure Declaration: **No**
 Exclusions: **Dining room chandelier and the chandelier over the staircase.**
 Laundry Features: **In Building**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Features: **No**
 Year Built/Converted: **1970**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual, Renovated Since**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **B:287 L:0014 S:0049**
 Assessed: **\$813,000**
 Tax: **\$5,300.68** Tax Year: **2017**
 Book: **13763** Page: **67**
 Cert: **142256**
 Zoning Code: **RES**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Hammond Residential Real Estate** (617) 731-4644 Ext. 366
 Listing Agent: **Natasha Roberts** (617) 835-8585
 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: **Accompanied Showings, Appointment Required**
 Showing: Facilitator: **Accompanied Showings, Appointment Required**
 Special Showing Instructions: **Email to natasharoberts@hammondre.com**

Compensation

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

Firm Remarks

Move in fee is \$225.00. One time \$150 pet fee

Market Information

Listing Date: **4/7/2017**
 Days on Market: Property has been on the market for a total of **68** day(s)
 Expiration Date:
 Original Price: **\$1,120,000**
 Off Market Date: **6/13/2017**
 Ant. Sale Date: **7/25/2017**
 Offer Date: **5/23/2017** Days to Offer: **46**
 Listing Market Time: MLS# has been on for **68** day(s)
 Office Market Time: Office has listed this property for **68** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2017 MLS Property Information Network, Inc.



