



Exterior - Front

### MLS # 72264467 - Active Condo - 2/3 Family

**40 THORNDIKE STREET - Unit 2**  
Brookline, MA: Coolidge Corner, 02446  
Norfolk County  
Unit Placement: Upper, 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 Street or Winchester Street to Thorndike

List Price: **\$1,960,000**

Total Rooms: **7**  
Bedrooms: **3**  
Bathrooms: **3f 1h**  
Master Bath: **Yes**  
Fireplaces: **1**

#### Remarks

MSM Home Design is proud to offer this Coolidge Corner turn-century Victorian home, which has been expanded, rebuilt and thoughtfully redesigned as two exceptional duplex condominium units...this 2,564 sq ft three bedroom 2nd/3rd floor duplex unit includes ample outdoor space, storage, two-car parking and in-unit laundry...unmatched quality of material and workmanship includes decorative wainscoting, intricate crown moldings, French doors and much more...custom kitchen with Subzero/Wolf appliances, gorgeous bowed Carrara marble-top island with built-in microwave drawer and beverage center, black granite countertop, pot-filler and marble mosaic backsplash ... walnut-stained oak hardwood flooring ... gorgeous upper level master suite features all-marble master bath with 7-ft shower stall, free-standing oval tub, linen closet and double vanity ... a bright and beautiful unit with gas fireplace, front and rear decks and landscaped exclusive use patio area ... easy to show

#### Property Information

Approx. Living Area: **2,539 Sq. Ft. (\$771.96/Sq. Ft.)** Approx. Acres:  
Living Area Includes: Heat Zones: **2 Forced Air, Gas, Individual, Unit Control** Garage Spaces: **0**  
Living Area Source: **Measured** Cool Zones: **2 Central Air, Individual, Unit Control** Parking Spaces: **2 Off-Street, Tandem, Assigned, Paved Driveway**  
Living Area Disclosures: includes "1st flr side entry" plus "2nd/3rd floor living + storage space"...not inc: **228 sf decks** Levels in Unit: **2**  
Disclosures: Real estate tax listed for entire existing two family home, estim 50% to be paid by unit 2 until re-assessed as 2 condominium units ... "square feet" best estimate from prelim condo plans, to be confirmed prior to closing ... condo fee estim pending final budget ... see attached floor plans & specs

#### Complex & Association Information

Complex Name: Units in Complex: **2** Complete: **No** Units Owner Occupied: **2** Source: **owner**  
Association: **Yes** Fee: **\$325 Monthly**  
Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Garden Area**  
Special Assessments: **No**

#### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	23X14	Fireplace, Flooring - Hardwood, French Doors, Main Level, Chair Rail, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting
Dining Room:	2	14X12	Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Chair Rail, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Remodeled
Family Room:	3	25X16	Bathroom - Full, Closet, Flooring - Hardwood, French Doors, Chair Rail, High Speed Internet Hookup, Recessed Lighting, Remodeled
Kitchen:	2	16X9	Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Kitchen Island, Cabinets - Upgraded, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Remodeled, Stainless Steel Appliances, Pot Filler Faucet, Wine Chiller, Gas Stove
Master Bedroom:	3	19X15	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Chair Rail, High Speed Internet Hookup, Recessed Lighting, Remodeled, Wainscoting
Bedroom 2:	2	13X11	Closet, Flooring - Hardwood, Main Level, Deck - Exterior, High Speed Internet Hookup, Recessed Lighting, Remodeled
Bedroom 3:	2	13X11	Closet, Flooring - Hardwood, Main Level, Deck - Exterior, High Speed Internet Hookup, Recessed Lighting, Remodeled
Bath 1:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Recessed Lighting, Remodeled
Bath 2:	3		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled
Bath 3:	3		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - With Tub, Closet - Linen, Flooring - Marble, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled
Bathroom:	2		Bathroom - Half, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Recessed Lighting, Remodeled
Mud Room:	1		Closet, Flooring - Hardwood, Recessed Lighting

#### Features

Area Amenities: **Public Transportation, Shopping, 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**  
Association Pool: **No**  
Basement: **Yes Full, Finished, Interior Access, Sump Pump**  
Beach: **No**  
Construction: **Frame**  
Docs in Hand: **Floor Plans**  
Electric Features: **Circuit Breakers, 200 Amps**  
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**  
Exterior: **Fiber Cement Siding**  
Exterior Features: **Porch, Deck - Wood, Patio, Fenced Yard, Screens, Gutters, Professional Landscaping, Stone Wall**  
Flooring: **Tile, Marble, Hardwood**  
Hot Water: **Natural Gas, Tankless**  
Insulation Features: **Blown In, Spray Foam**  
Interior Features: **Security System, Cable Available, French Doors**  
Management: **Owner Association**  
Pets Allowed: **Yes w/ Restrictions Cats, Large Dogs (Over 25 lbs)**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup, Icemaker Connection**  
Waterfront: **No**  
Water View: **No**

#### Other Property Info

Adult Community: **No**  
Elevator: **No**  
Disclosure Declaration: **No**  
Exclusions:  
Facing Direction: **Southeast**  
Green Certified: **No**  
Laundry Features: **In Unit**  
Lead Paint: **None**  
UFFI: **No** Warranty Features: **Yes**  
Year Built/Converted: **1900/2017**  
Year Built Source: **Public Record**  
Year Built Desc: **Approximate**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**  
**Tax Information**  
Pin #: **075-07-00**  
Assessed: **\$1,398,800**  
Tax: **\$14,304** Tax Year: **2018**  
Book: **33390** Page: **124**  
Cert:  
Zoning Code: **T5**  
Map: **075** Block: **07** 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: **easy to show, please EMAIL ALL INQUIRIES AND SHOWING REQUESTS**

#### Compensation

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

#### Firm Remarks

**all inquiries EMAIL ONLY PLS ... see attached floor plans and constructions specs .. preliminary pics here only, more to follow**

#### Market Information

Listing Date: **12/15/2017**  
Days on Market: Property has been on the market for a total of **39** day(s)  
Expiration Date:  
Original Price: **\$1,960,000**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **39** day(s)  
Office Market Time: Office has listed this property for **39** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

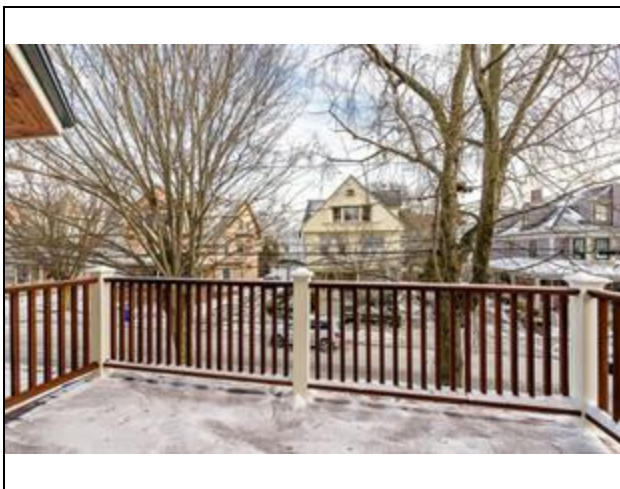
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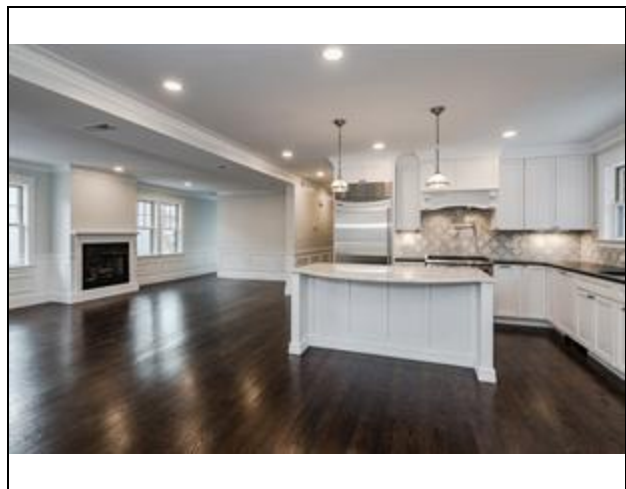
**Exterior - Front**



**Exterior - Front**



**Deck**



**Kitchen/Dining Combo**



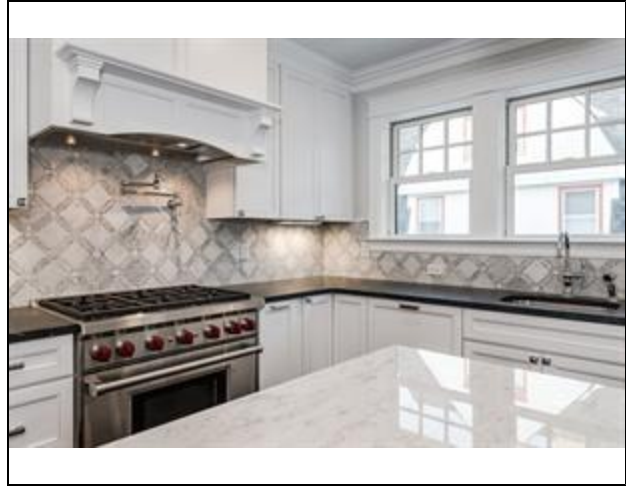
**Kitchen**



**Kitchen**



**Kitchen/Dining Combo**



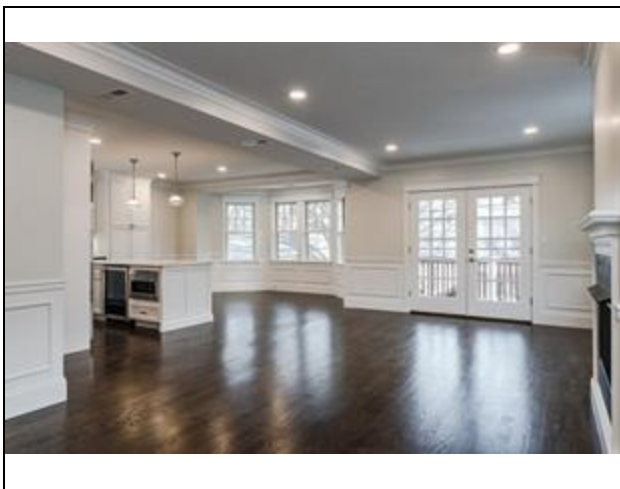
**Stone Countertop**



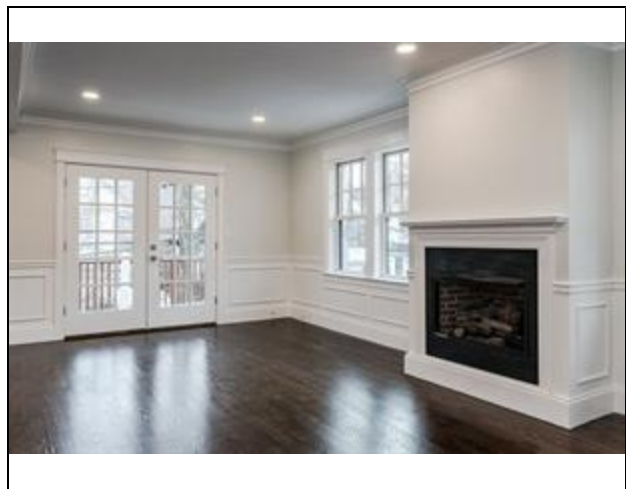
**Bay Window**



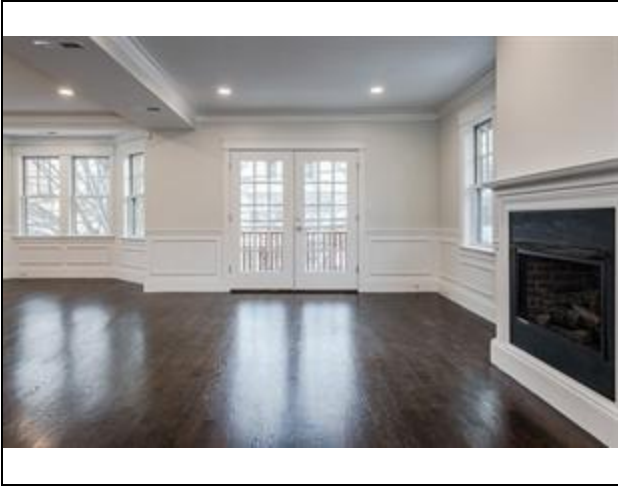
**Wainscoting**



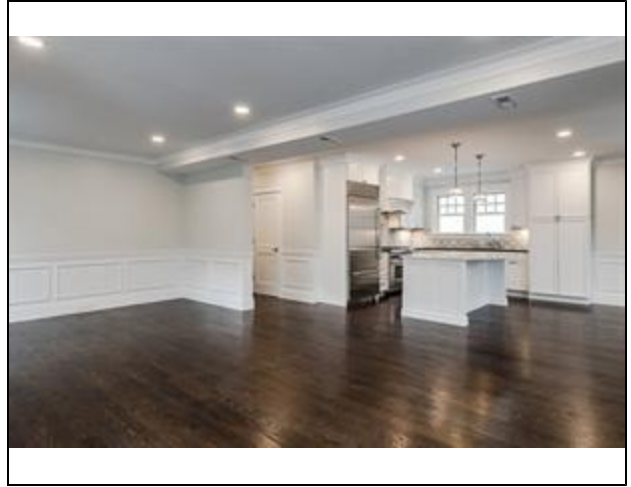
**Living/Dining Room Combo**



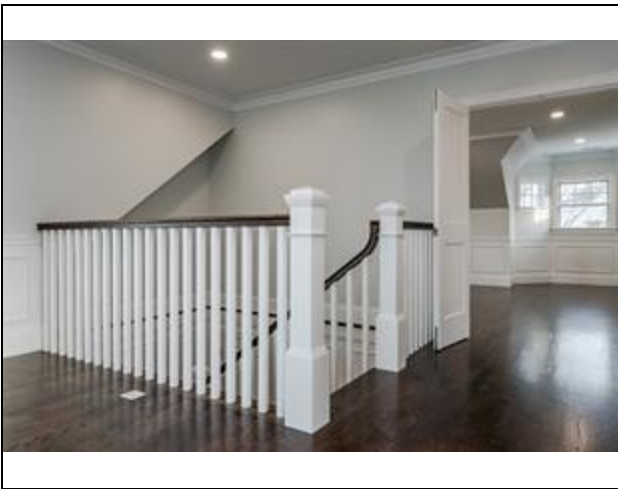
**Fireplace**



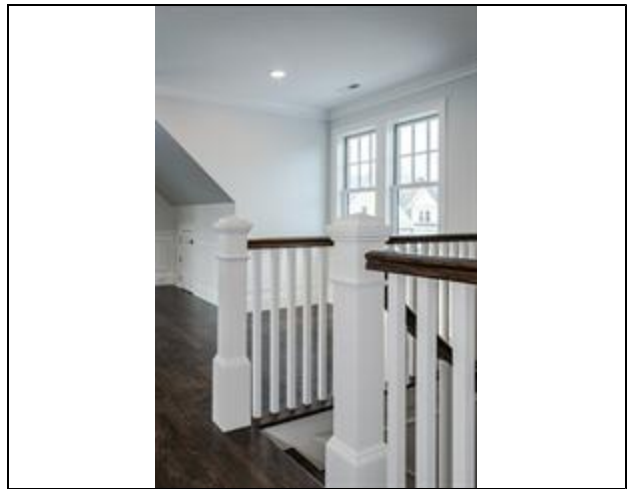
**Living/Dining Room Combo**



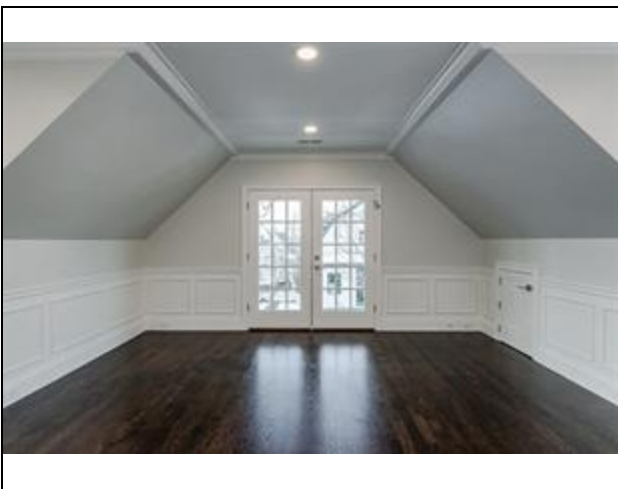
**Wood Flooring**



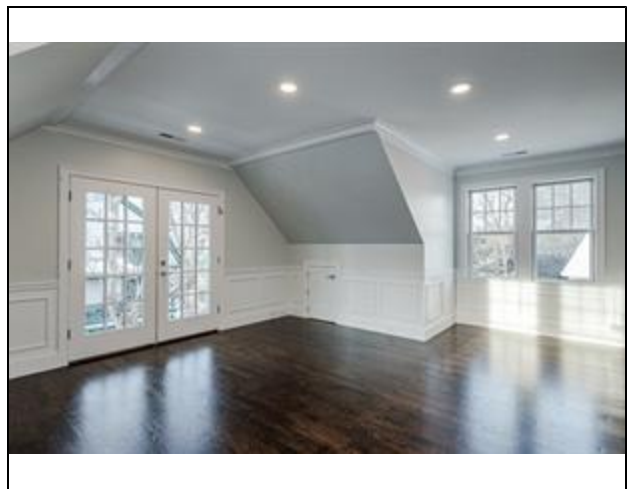
**Staircase**



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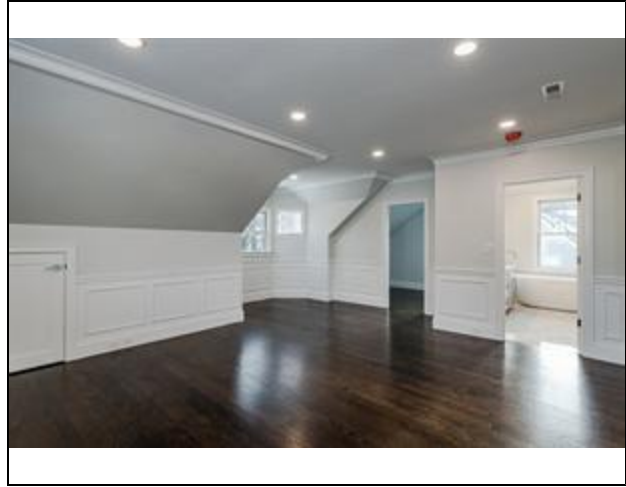
**Family Room**



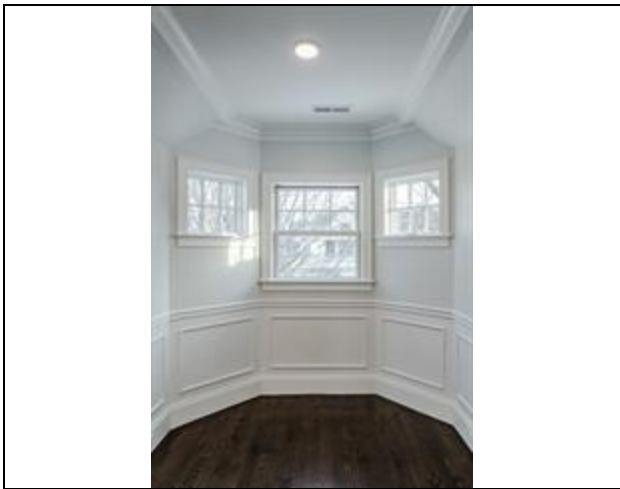
**French Doors**



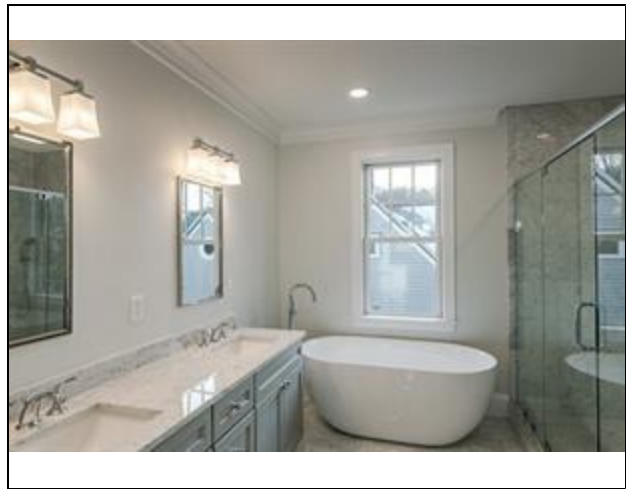
**Master Bedroom**



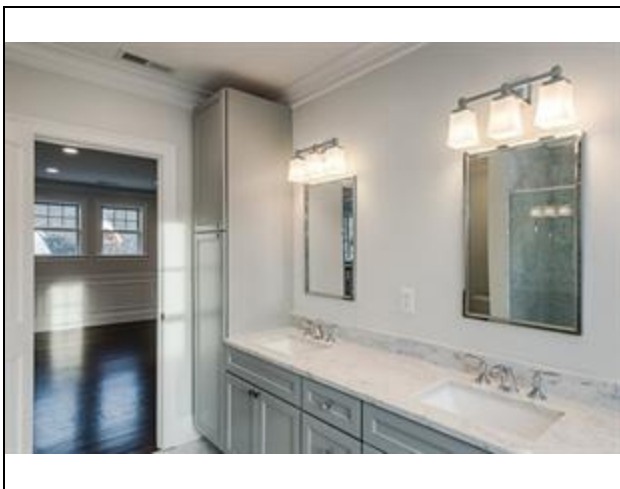
**Master Bedroom**



**Bay Window**



**Bathroom - Master**



**Stone Countertop**



**Marble Flooring**



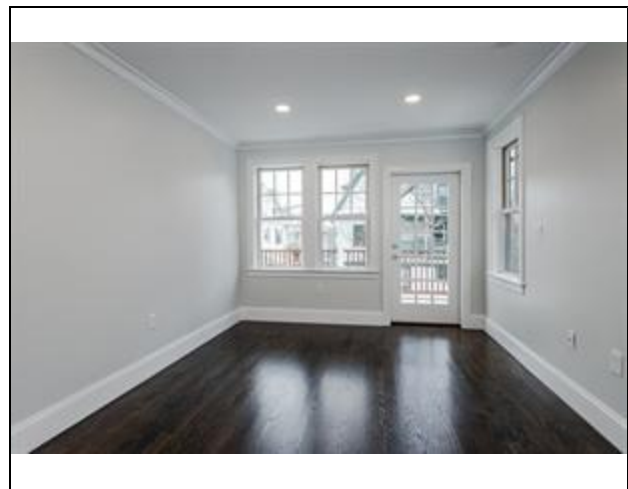
**Bathroom - Master**



**Bedroom 2**



**Bathroom - Full**



**Bedroom 3**