



MLS # 72291580 - Sold Multi Family - 2 Family

155 Mason Ter
Brookline, MA 02446-2768
Norfolk County
Color: **White**
Total Floors: **4**
Total Units: **2**
Total Rent: **\$0**
Grade School: **Driscoll**
Middle School:
High School: **Brookline High**
Directions: **Off Summit Ave**

List Price: **\$1,999,000**
Sale Price: **\$2,150,000**
Total Rooms: **17**
Total Bedrooms: **10**
Total Bathrooms: **4f 0h**
Total Fireplaces: **0**

Remarks

Built in 1900, this grande two-family residence is in a prime location with fabulous views of the city. Gross annual rental income is \$105,840. First floor unit has seven rooms, four bedrooms, two full bathrooms on two levels. Second floor unit has nine rooms, six bedrooms and two full bathrooms on two levels. All levels are above ground. Updated kitchens and bathrooms, front and back porches, laundry in both units, separate systems and parking. Great Coolidge corner location with close proximity to shops, restaurants, schools, public transportation and easy access to major highways and downtown Boston. Excellent opportunity for owner occupant, investor or developer. Buyers to do their due diligence before making an offer. First showings Sunday from 12-2.

Property Information

Approx. Living Area: **4,543 Sq. Ft.** Approx. Acres: **0.11 (4,710 Sq. Ft.)** Garage Spaces: **0**
Living Area Includes: Heat/Cool Zones: Parking Spaces: **3 Off-Street**
Living Area Source: **Public Record** Heat/Cool Units: 2 Approx. Street Frontage:
Living Area Disclosures:
Disclosures: **Both leases are until 8/31/2018. Sewer ejection pump for bathroom and kitchenette on lower level. Heat for lower level is hot air by gas. Structural work to rebuild a wall in basement with permit. Roof has been replaced in 1991.**

Annual Expenses

Heating: Repair & Maintenance: Management: Gross Income:
Gas: Trash Removal: Miscellaneous: Gross Expenses:
Electricity: Sewer: Ann. Prop. Oper. Data: **No** Net Income:
Water: Insurance: Annual Expense Source:

Unit Descriptions

Unit #1
Rooms: **7** Bedrooms: **4** Bathrooms: **2f 0h** Fireplaces: **0** Levels: **2** Floor: **1** Rent: **0** Lease: **Yes**
Rooms: **Living Room, Dining Room, Kitchen**
Appliances: **Dishwasher, Disposal, Refrigerator**
Interior Features: **Pantry**
Heating: **Oil**

Unit #2
Rooms: **9** Bedrooms: **6** Bathrooms: **2f 0h** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **0** Lease: **Yes**
Rooms: **Living Room, Dining Room, Kitchen**
Appliances: **Dishwasher, Disposal, Refrigerator**
Heating: **Oil**
Cooling: **Window AC**

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Highway Access, House of Worship, Public School, T-Station, University**
Basement: **Yes Full**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Storm Windows**
Exterior: **Vinyl**
Exterior Features: **Porch, Deck, Gutters**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Fieldstone**
Hot Water: **Oil, Natural Gas**
Lot Description: **Sloping, Scenic View(s)**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Lead Paint: **Unknown**
UFFI: **No** Warranty Features:
Year Built: **1900** Source: **Public Record**
Year Built Description: **Approximate, Renovated Since**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **B:085 L:0063 S:0002**
Assessed: **\$1,530,400**
Tax: **\$14,478** Tax Year: **2018**
Book: **8947** Page: **139**
Cert:
Zoning Code: **T-5**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Hammond Residential Real Estate** (617) 731-4644 Ext. 294
Listing Agent: **Alice Norton** (617) 543-5434
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, ER w/ Named Exclusion, ER w/Dual Rate Comm.**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required**
Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**
Special Showing Instructions: **Tenants, so there are limited showings. Call Alice. First showings at open house**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **1**
Compensation Based On: **Gross/Full Sale Price**

Market Information

Listing Date: **3/9/2018** Listing Market Time: MLS# has been on for **5** day(s)
Days on Market: Property has been on the market for a total of **5** day(s)
Expiration Date: Office Market Time: Office has listed this property for **5** day(s)
Original Price: **\$1,999,000** Cash Paid for Upgrades:
Off Market Date: **3/14/2018** Seller Concessions at Closing:
Sale Date: **6/20/2018** Financing: **Conv. Fixed**
Sale Price: **\$2,150,000**
Offer Date: **3/14/2018** Days to Offer: **5**

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