

MLS # 72188504 - Sold**Condo - 2/3 Family****Exterior - Front**

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

List Price: **\$2,195,000**
 Sale Price: **\$2,125,000**

Unit Placement: **Upper, Top/Penthouse, Front, Back**

Total Rooms: **10**

Unit Level: **2**

Bedrooms: **5**

Grade School: **Devotion**

Bathrooms: **4f 1h**

Middle School: **Devotion**

Master Bath: **Yes**

High School: **Brookline High**

Fireplaces: **1**

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**

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. (\$651.04/Sq. Approx. Acres:**

Garage Spaces: **1 Detached, Garage Door Opener, Storage, Assigned**

Living Area Includes:

Heat Zones: **2 Forced Air, Gas, Individual, Unit Control**

Parking Spaces: **2 Off-Street, Tandem, Assigned, Improved Driveway, Paved Driveway, Exclusive Parking**

Living Area Source: **Unit Floor Plan**

Cool Zones: **2 Central Air, 2 Units, Individual, Unit Control**

Levels in Unit: **2**

Living Area Disclosures: **estimated square feet pending completion of final unit plans for recording .. see attached flr plans**

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 Incls: **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 Source: **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: **Unlimited Sotheby's International Realty  (617) 264-7900 Ext. 208**

Sale Agent: **Scott Goldsmith  (617) 529-2434**

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, by appointment, short notice OK please email or text all appt requests**

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 **43** day(s)

Listing Market Time: MLS# has been on for **43** day(s)

Office Market Time: Office has listed this property for **43** day(s)

Expiration Date:
Original Price: **\$2,295,000**
Off Market Date: **8/5/2017**
Sale Date: **10/3/2017**
Sale Price: **\$2,125,000**
Offer Date: **7/28/2017**

Days to Offer: **35**

Cash Paid for Upgrades:
Seller Concessions at Closing:
Financing: **Conv. Fixed**

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Exterior - Front



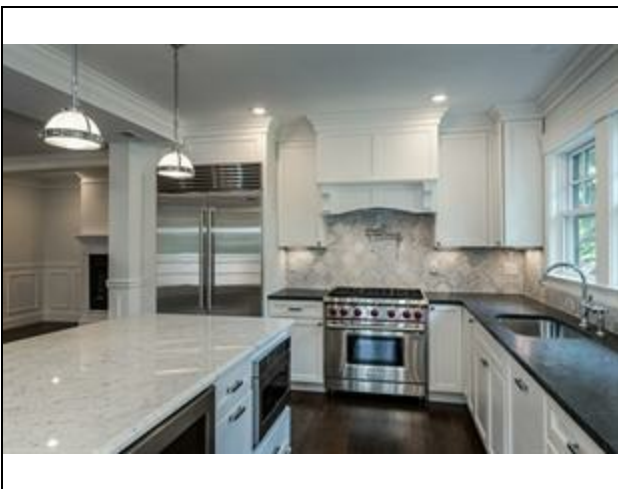
Kitchen/Dining Combo



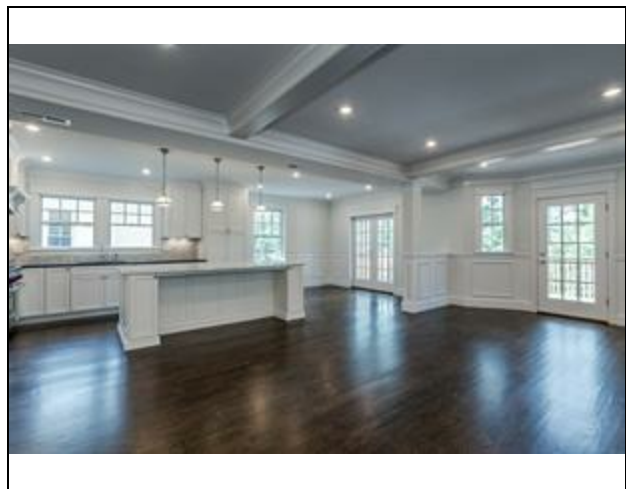
Kitchen



Custom Cabinets



Stone Countertop



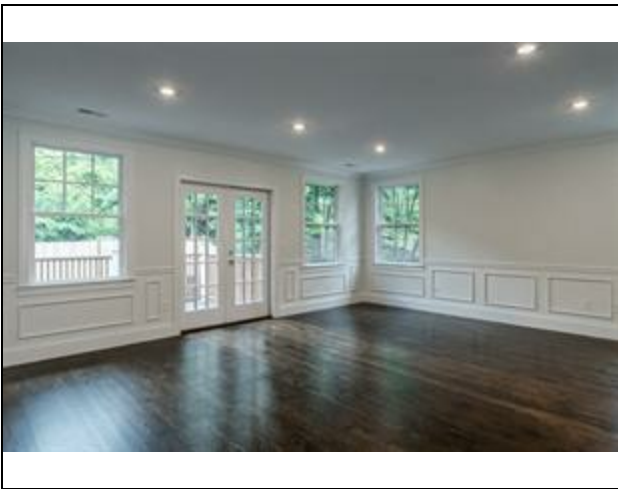
Beamed Ceiling



Living/Dining Room Combo



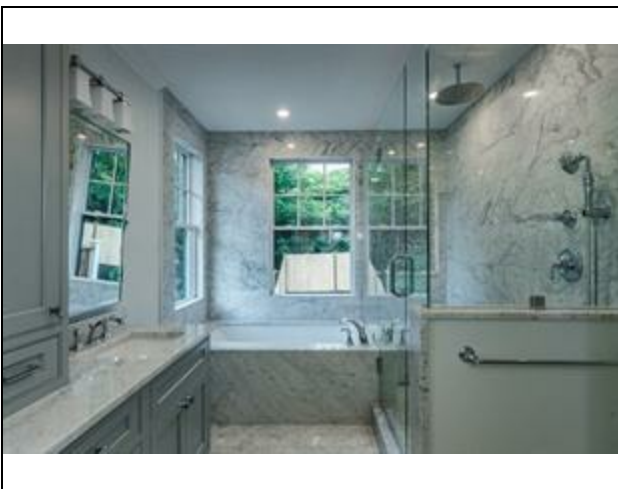
Master Bedroom



Master Bedroom



Bathroom - Master



Bathroom - Master



Bathroom - Master



Bathroom - Master



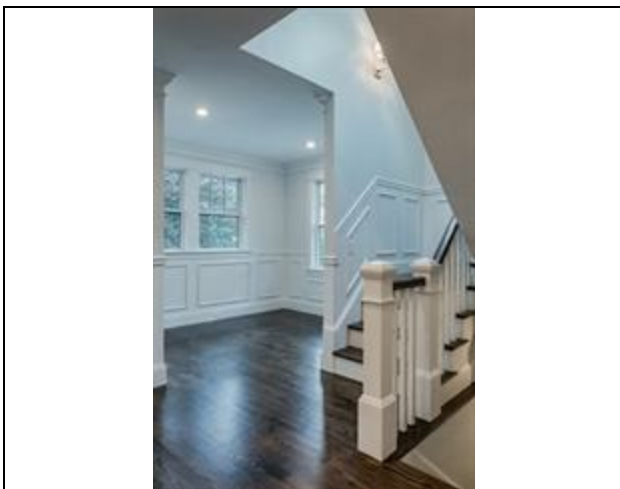
Marble Flooring



Kitchen Fixture(s)



Sitting Room



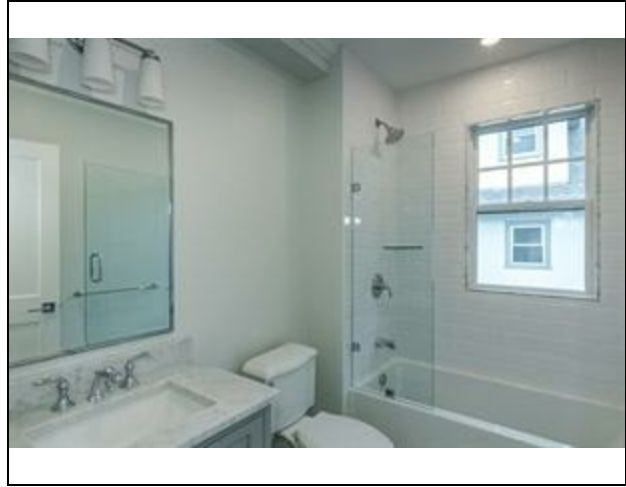
Sitting Room



Staircase



Family Room



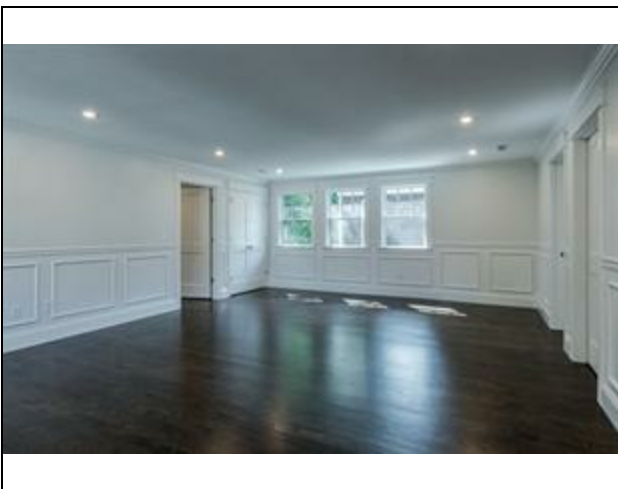
Bathroom - Full



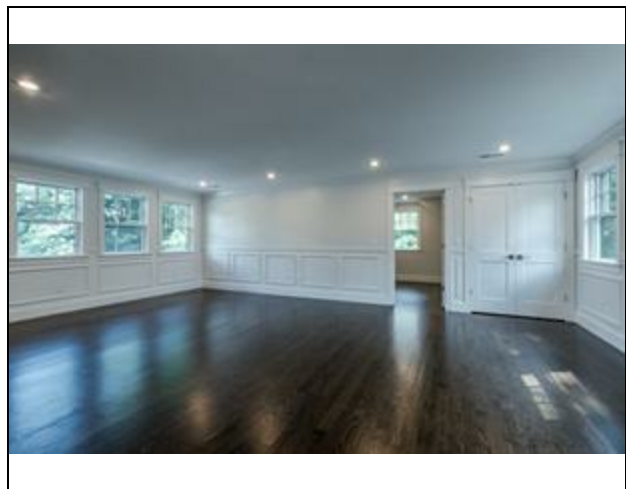
French Doors



Wainscoting



Family Room



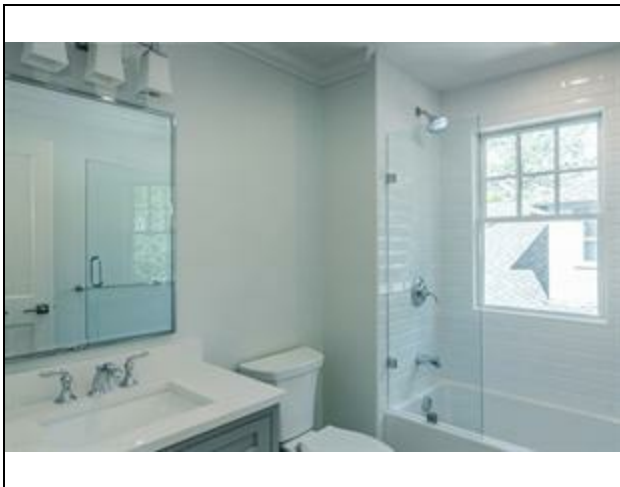
Hardwood Flooring



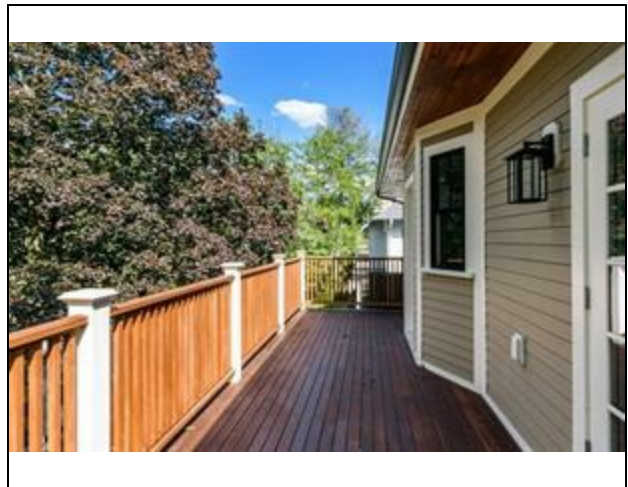
Bedroom



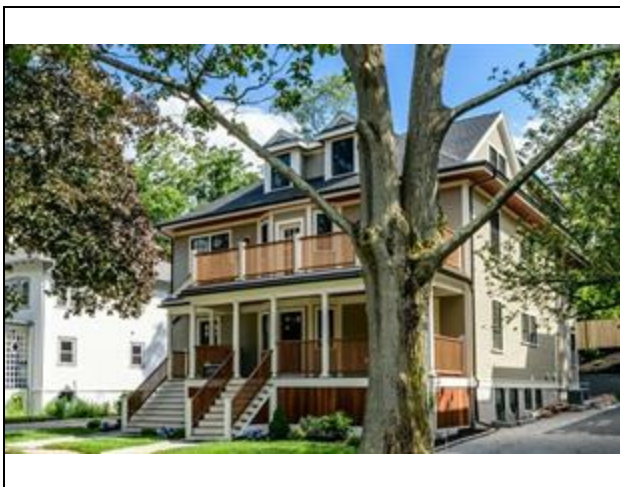
Bedroom



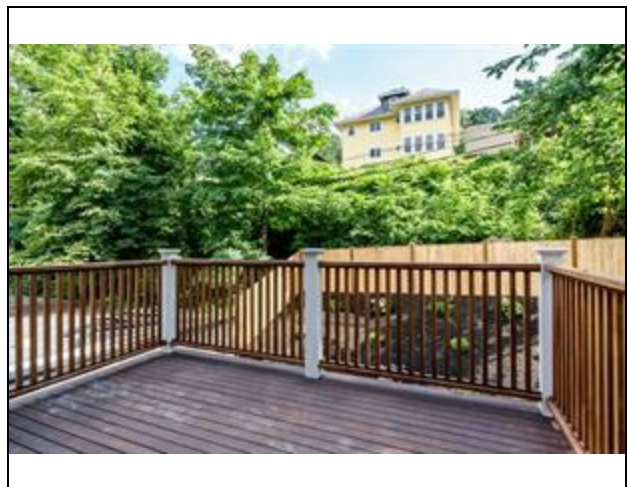
Bathroom - Full



Deck



Exterior - Front



Deck