



43 ADDINGTON ROAD.... BROOKLINE, MA 02445

newly renovated three unit rowhouse atop aspinwall hill
... anticipated completion september 2020 ...

MSM Home Design is proud to bring to market this complete three unit traditional renovation in a turn-century (1896) attached rowhouse perched high atop Aspinwall Hill in Brookline's Washington Square ... this brick rowhouse has been expanded, rebuilt and thoughtfully redesigned offering two upper level floor-through three-bedroom units with decks, exclusive use rear-yard patios and two car outdoor parking ... first-floor/lower-level 2600 sq ft duplex unit, with 2-car garage parking, completes the offering ... gas fireplaces, custom moldings, wainscoting, marble master baths, pocket doors, oversized windows/decks providing expansive views, rear spiral staircase, skylights, Wolf-Subzero-Asko appliance package are just some of the many attractive finishes provided ... lovely tree-lined residential street/neighborhood, Schick Park steps from your front door, public transportation, shops and restaurants nearby ... contact Mark Linsky for more information and/or to schedule a visit

at home realty
residential · investment · development

exclusive agent ... mark linsky
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The dimensions, sizes, configuration, specifications and other information displayed within this marketing material are provided by seller, intended for illustrative purposes only and are subject to change without notice.

43 ADDINGTON RD SPECIFICATIONS

Flooring ...

3 ½ inch red oak hardwood, stained
carrara marble master bath
porcelain tile calacatta-style, guest baths
vinyl plank engineered lower level

Trim and moldings ...

custom wainscoting, common areas & master bdrm
crown moldings all rooms, 2 piece custom design
oak handrails and open baluster, all stairwells

Walls and ceilings ...

low VOC primer and paint, two coats
eggshell finish all wall surfaces
satin finish all trim
flat finish ceilings

Energy efficiency ...

spray foam closed cell insulation, roof/found walls
spray foam open cell on all exterior walls
sound proof insulation between all units

Doors and windows ...

Marvin wood insulated low-E glass, double hung
Brosco two-panel solid core interior doors
Brosco insulated low-E unit entry & French doors

Kitchens ...

solid maple full-plywood box cabinets & drawers
soft close doors and drawers, dovetail construction
2-piece crown molding and custom trim panels
island with under-counter storage
natural stone or quartz main countertops & island
36-in Subzero refrigerator, single door, freezer bottom
30-inch Wolf 4-burner commercial range
24-inch Sharp microwave drawer oven
full integrated Asko dishwasher
custom range hood panel with trim
under cabinet lighting
Kohler pot filler and kitchen faucet
Restoration Hardware pendant lighting

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Master bathrooms ...

carrara marble 12" x 24" rectangle floor tile
carrara marble 6" x 12" wall tile
free-standing 5 ft oval tub (unit 1 only)
carrara marble 1¼-inch double-vanity countertop
gray painted maple custom cabinetry
double vanity with linen storage/tower (unit 1 only)
Restoration Hardware vanity lights and sconces
square undermount porcelain sinks
Kohler hardware: faucet, rainhead, handheld, tub-filler
crown molding and recessed lights
tempered glass frameless shower enclosure

Guest baths ...

porcelain calacatta-style tile floors
porcelain subway tile tub surrounds
carrara marble or quartz vanity tops
Restoration Hardware vanity lights
white custom vanities
Kohler wide-set faucets
Kohler Devonshire low flow toilets
square undermount porcelain sinks
tempered glass frameless shower enclosures

EXTERIOR AND SPECIALTY EQUIPMENT

Exterior materials ...

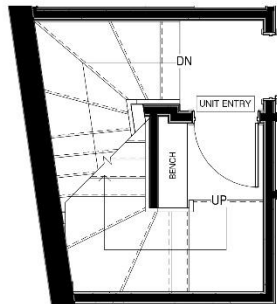
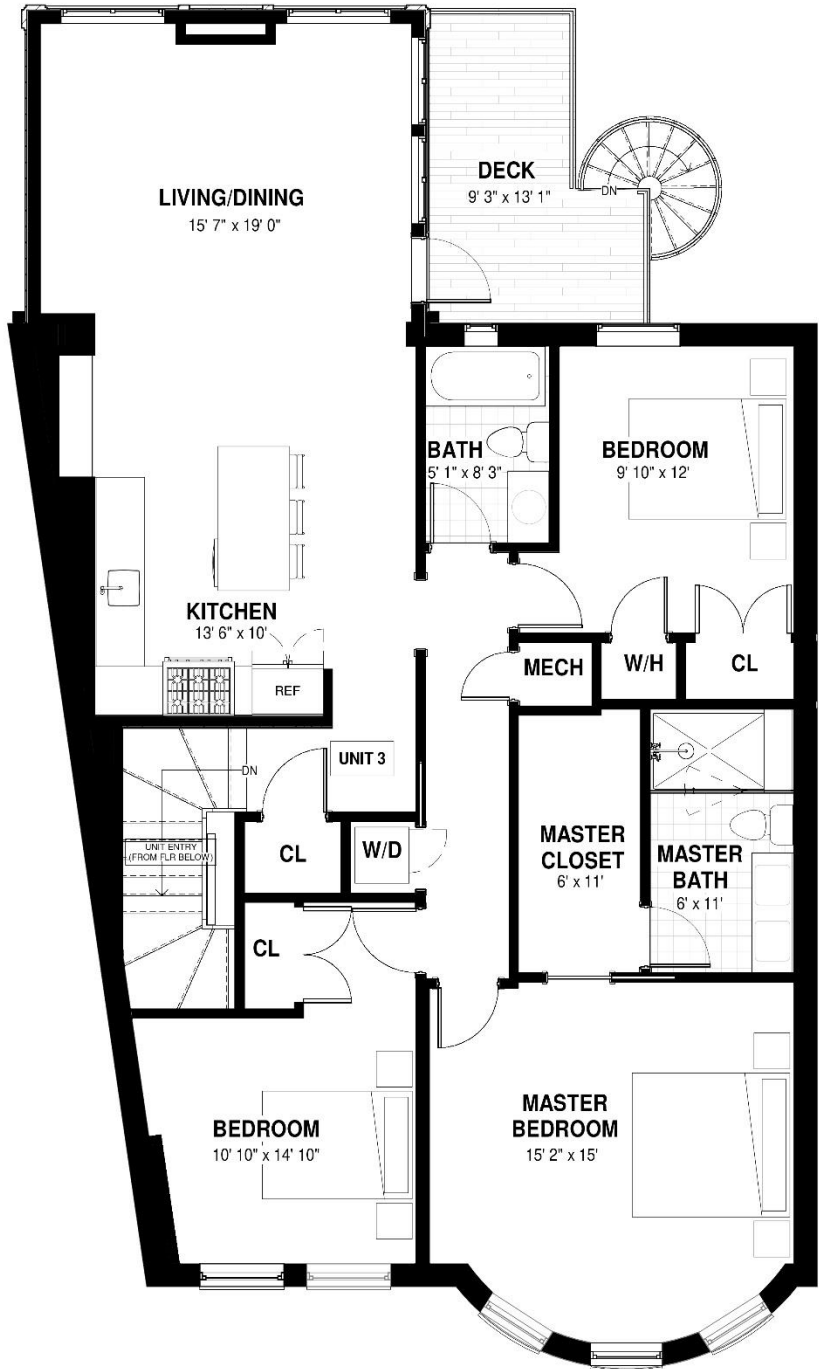
converted rowhouse, brick front and portions rear
custom-panel stucco rear addition
EPDM rubber membrane roof
exterior rear decks, black metal railings, Trex deck
exterior rear common spiral staircase, black
landscaped private patios, pavers, plantings
asphalt exterior parking area for 4 cars, 2c garage
black seamless gutters and downspouts
privacy fencing for lot and patios at rear

Specialty equipment ...

single zone (units 2,3) & two zone (unit 1) zone gas-fired
hvac forced-air heat and ac
on demand Navian hot water heater
vented gas fireplace in livingroom
wired alarm with keypad & motion detector
programmable Nest thermostats
4-inch LED 10-year recessed energy-efficient lighting
laundry closets with washer-dryer
video intercom

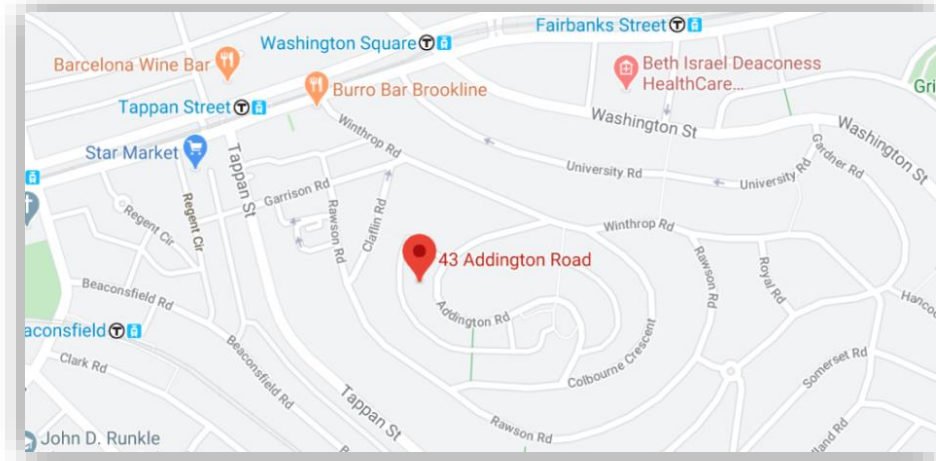
UNIT 3 FLOOR PLAN

Unit Interior SQ FT: 1472 sf
Exclusive Deck SQ FT: 100 sf



2ND FLOOR
38 SQ FT

3RD FLOOR
1434 SQ FT



public transportation by bus as follows ...

- @washington Street: .17 mile ... bus route 65 ... inbound ... brighton to kenmore
- @washington Street: .19 mile ... bus route 65 ... outbound ... kenmore to brighton
- @boylston st: .59 mile ... bus route 60 ... outbound ... kenmore to chestnut hill
- @boylston st: .60 mile ... bus route 60 ... inbound ... kenmore to chestnut hill
- @chestnut hill ave: .63 mile ... bus route 51 ... in/outbound ... forest hill to cleveland circle

public transportation by train as follows ...

- greenline "C" train: .20 mile ... washington sq ... inbound/outbound
- greenline "D" train .25 mile ... beaconfield road ... inbound/outbound
- greenline "B" train .6 mile ... mount hood road ... inbound/outbound

more ...

- 79 walk score: "very walkable" ... 65 transit score: "good transit"
- Runkle School, K thru 8 ... 50 Druce Street, Brookline, 02445 ... 617-879-4650
- Brookline High School, 9 thru 12 ... 115 Greenough Street, Brookline, 02446 ... 617-713-5000

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