



MLS # 72768396 - Under Agreement
Condo - Rowhouse, 2/3 Family, Brownstone

43 ADDINGTON ROAD - Unit U1 Brookline, MA 02445 Norfolk County	List Price: \$1,895,000
Unit Placement: Upper, Front, Back, Lower Level, Partially Below Grade	Total Rooms: 8
Unit Level: 1	Bedrooms: 3
Grade School: Runkle	Bathrooms: 3f 1h
Middle School: Runkle	Master Bath: Yes
High School: Brookline High	Fireplaces: 1
Outdoor Space Available: Yes - Private	
Handicap Access/Features:	
Directions: Beacon St to Winthrop Rd, right on Addington, 1/4 mile on right	

Remarks

This is the last remaining unit in this complete renovation of a three-unit 1896 attached rowhouse perched high atop Aspinwall Hill in Brookline's Washington Square .. this brownstone has been expanded, rebuilt and thoughtfully redesigned offering two upper level floor-through three-bedroom units, both now uag, and THIS exquisite first-floor, lower level 2,772 sq ft duplex with 3 car (one garage) parking .. gas fireplace, abundant custom moldings and wainscoting, 4-piece marble master bath, oversized windows, Wolf-Subzero-Beko appliance package are just some of the many attractive finishes provided .. generous master suite with eye-catching bowfront windows .. huge guest bedrooms, gorgeous lower level with massive play/family room opening to exclusive landscaped patio .. unique exterior spiral staircase to private deck and rear yard/parking .. lovely tree-lined residential street/neighborhood, Schick Park steps from your front door, transportation, shops & restaurants nearby

Property Information

Approx. Living Area: 2,772 Sq. Ft. (\$683.62/Sq. Ft.)	Approx. Acres: 0.13 (5,663 Sq. Ft.)	Garage Spaces: 1 Detached, Garage Door Opener, Assigned
Living Area Includes:	Heat Zones: 2 Central Heat, Forced Air, Gas, Individual, Unit Control	Parking Spaces: 2 Off-Street, Tandem, Assigned, Exclusive Parking
Living Area Source: Measured	Cool Zones: 2 Individual, Unit Control	Levels in Unit: 2
Living Area Disclosures: estimate pending completion final plans for recording, inc mech/stoaorge		
Disclosures: estimated completion Nov 2020 .. stated tax is f/y 2021 tax for entire building, for which unit 1 will pay estim 48% beneficial interest until 3 units individually assessed ... sq ft best estim pending final plans for recording ... condo fee estimated ... broker has interest in property ...		

Complex & Association Information

Complex Name: 43 ADDINGTON ROAD CONDOMINIUM	Units in Complex: 3 Complete: No	Units Owner Occupied: 3 Source: owner
Association: Yes Fee: \$506 Monthly		
Assoc. Fee Inclds: Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds		
Special Assessments: No		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X12	Fireplace, Flooring - Hardwood, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Paints & Finishes - Low VOC, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Decorative Molding
Dining Room:	1	16X13	Ceiling - Coffered, Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Cable Hookup, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Paints & Finishes - Low VOC, Recessed Lighting, Remodeled, Wainscoting, Crown Molding
Kitchen:	1	13X13	Fireplace, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Cabinets - Upgraded, Deck - Exterior, High Speed Internet Hookup, Recessed Lighting, Remodeled, Stainless Steel Appliances, Pot Filler Faucet, Gas Stove, Lighting - Pendant, Crown Molding, Decorative Molding
Master Bedroom:	1	17X15	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Cable Hookup, High Speed Internet Hookup, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Pocket Door
Bedroom 2:	B	15X14	Bathroom - Double Vanity/Sink, Closet, Flooring - Vinyl, Cable Hookup, High Speed Internet Hookup, Recessed Lighting, Remodeled, Crown Molding
Bedroom 3:	B	14X14	Bathroom - Double Vanity/Sink, Closet - Walk-in, Closet, Flooring - Vinyl, Cable Hookup, High Speed Internet Hookup, Recessed Lighting, Remodeled, Crown Molding
Bath 1:	1	12X9	Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - Tiled With Tub, Flooring - Marble, Countertops - Stone/Granite/Solid, Main Level, Cabinets - Upgraded, Recessed Lighting, Remodeled, Lighting - Sconce, Crown Molding
Bath 2:	1	8X5	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Remodeled, Lighting - Sconce, Crown Molding
Bath 3:	B	14X6	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting, Remodeled
Laundry:	B		Closet, Dryer Hookup - Electric, Recessed Lighting, Washer Hookup
Play Room:	B	16X12	Flooring - Vinyl, Window(s) - Picture, French Doors, Exterior Access, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Decorative Molding
Bonus Room:	B	15X13	Flooring - Vinyl, Window(s) - Picture, French Doors, Exterior Access, Recessed Lighting, Remodeled, Wainscoting, Crown Molding
Bathroom:	B	7X7	Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Remodeled

Features

Area Amenities: **Public Transportation, Shopping, Park, House of Worship, Public School, T-Station, University**
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Vent Hood**
 Basement: **Yes Finished, Interior Access, Exterior Access**
 Beach: **No**
 Construction: **Brick**
 Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws, Floor Plans**
 Electric Features: **Circuit Breakers**
 Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
 Exterior: **Brick, Stucco**
 Exterior Features: **Deck - Composite, Patio, Decorative Lighting, Screens, Gutters, Professional Landscaping, Sprinkler System**
 Flooring: **Tile, Marble, Hardwood**
 Hot Water: **Natural Gas, Tankless**
 Insulation Features: **Spray Foam**
 Interior Features: **Security System, Cable Available, Intercom, Internet Available - Broadband**
 Management: **Developer Control, Owner Association**
 Pets Allowed: **Yes**
 Roof Material: **Rubber**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Utility Connections: **for Gas Range, for Electric Dryer**
 Waterfront: **No**
 Water View: **Unknown**

Other Property Info

Adult Community: **No**
 Elevator: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Facing Direction: **East**
 Laundry Features: **In Unit**
 Lead Paint: **None**
 UFFI: **No** Warranty Features: **Yes**
 Year Built/Converted: **1896/2020**
 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 #: **220-21-00**
 Assessed: **\$1,135,300**
 Tax: **\$11,976** Tax Year: **2021**
 Book: **36272** Page: **568**
 Cert:
 Zoning Code: **M1.0**
 Map: **220** Block: **0021** Lot: **0000**

Office/Agent Information

Listing Office: At Home Realty, Inc. (617) 738-1820 Ext. 101	Compensation
Listing Agent: Mark Linsky (617) 694-4208	Sub-Agent: Not Offered
Team Member(s):	Buyer Agent: 2.25
Sale Office: Coldwell Banker Realty - Brookline (617) 731-2447	Facilitator: 0
Sale Agent: Fran Hoy (617) 306-3202	Compensation Based On: Gross/Full Sale Price
Listing Agreement Type: Exclusive Right to Sell, ER w/Var.Rate Comm.	
Entry Only: No	
Showing: Sub-Agent: Sub-Agency Relationship Not Offered	
Showing: Buyer-Agent: Accompanied Showings, Appointment Required, Email List Agent	
Showing: Facilitator:	
Special Showing Instructions: Construction 90% complete ...showings by appt only, short notice OK .. EMAIL list agent to schedule	

Firm Remarks

SEE ATTACHED floor plans, specifications, map and transportation information ... SEE ATTACHED interior/exterior pics ... hardwood floors awaiting final coat satin poly just prior to occupancy

Market Information

Listing Date: 12/20/2020	Listing Market Time: MLS# has been on for 65 day(s)
Days on Market: Property has been on the market for a total of 65 day(s)	Office Market Time: Office has listed this property for 65 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$1,995,000	Seller Concessions at Closing:
Off Market Date: 2/23/2021	
Ant. Sale Date: 3/31/2021	
Offer Date: 2/10/2021 Days to Offer: 52	

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