

MLS # 72663870 - Sold
Condo - Rowhouse, 2/3 Family, Brownstone



Exterior - Front

43 ADDINGTON ROAD - Unit 3
Brookline, MA 02445
Norfolk County
 Unit Placement: **Upper, Top/Penthouse, Front, Back**
 Unit Level: **3**
 Grade School: **Runkle**
 Middle School: **Runkle**
 High School: **Brookline High**
 Outdoor Space Available: **Yes - Private**
 Handicap Access/Features:
 Directions: **Beacon St to Winthrop Rd, right on Addington, 1/4 mile on right**

List Price: **\$1,495,000**
 Sale Price: **\$1,495,000**
 Total Rooms: **5**
 Bedrooms: **3**
 Bathrooms: **2f 0h**
 Master Bath: **Yes**
 Fireplaces: **1**

Remarks

MSM Home Design brings 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; third unit is 2600+ sf duplex with 2c garage parking ... this stunning top floor 3-bed is bathed in light front/back and overhead with 3 custom skylights and offers expansive views ... gas fireplaces, custom moldings, wainscoting, marble master baths, pocket doors, oversized windows 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, transportation/shops/restaurants nearby

Property Information

Approx. Living Area: **1,572 Sq. Ft. (\$951.02/Sq. Ft.)** Approx. Acres: **0.13 (5,663 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **Central Heat, Forced Air, Gas, Individual, Unit Control** Parking Spaces: **2 Off-Street, Tandem, Assigned, Exclusive Parking**
 Living Area Source: **Measured** Cool Zones: **1 Individual, Unit Control** Levels in Unit: **1**
 Living Area Disclosures: **includes exclusive use deck ... estimate pending final completion plans for recording**
 Disclosures: **estimated completion Sept 2020 ... stated tax is f/y 2020 tax for entire building, for which unit 3 pays estim 28% 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 Condominiums** Units in Complex: **3** Complete: **No** Units Owner Occupied: Source:
 Association: **Yes Fee: \$300 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:	3	19X16	Fireplace, Skylight, Flooring - Hardwood, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Paints & Finishes - Low VOC, Recessed Lighting, Remodeled, Crown Molding, Decorative Molding
Kitchen:	3	14X12	Skylight, Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, 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:	3	15X15	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood, Window(s) - Bay/Bow/Box, High Speed Internet Hookup, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Pocket Door
Bedroom 2:	3	14X11	Closet, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Crown Molding
Bedroom 3:	3	12X10	Closet, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Crown Molding
Bath 1:	3	11X6	Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Flooring - Marble, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Remodeled, Lighting - Sconce, Crown Molding
Bath 2:	3	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
Laundry:	3		Closet, Dryer Hookup - Electric, Recessed Lighting, Washer Hookup

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: **No**
 Beach: **No**
 Construction: **Brick**
 Docs in Hand: **Floor Plans**
 Electric Features: **Circuit Breakers**
 Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
 Exterior: **Brick, Stucco**
 Exterior Features: **Deck - Composite, Patio, Storage Shed, Fenced Yard, Screens, Gutters, Professional Landscaping**
 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**
 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: **\$10,729** Tax Year: **2020**
 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**
 Listing Agent: **Mark Linsky (617) 694-4208**
 Team Member(s):
 Sale Office: **Compass (617) 206-3333**
 Sale Agent: **Joshua Drawas (617) 212-1188**
 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: **Building is under construction ... showings by appt only ... EMAIL list agent to schedule**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.25**
 Facilitator: **0**
 Compensation Based On: **Gross/Full Sale Price**

Firm Remarks

SEE ATTACHED floor plans, specs, map, transp details ... see pics developer prior sold Brookline projects: 40 Thorndike #2 (2018 sold MLS) and 80 Columbia Units 1 & 2 (2017 sold MLS), 155-157 Mason Terr sold 2020 use this link: https://drive.google.com/open?id=17h4QYf6Tzoi_A1uZzybv1KTS

Market Information

Listing Date: **5/29/2020**
 Days on Market: Property has been on the market for a total of **72** day(s)
 Expiration Date:
 Original Price: **\$1,595,000**
 Off Market Date: **8/9/2020**
 Sale Date: **12/29/2020**
 Sale Price: **\$1,495,000**
 Offer Date: **7/31/2020** Days to Offer: **63**
 Listing Market Time: MLS# has been on for **72** day(s)
 Office Market Time: Office has listed this property for **72** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:
 Financing: **Conv. Fixed**

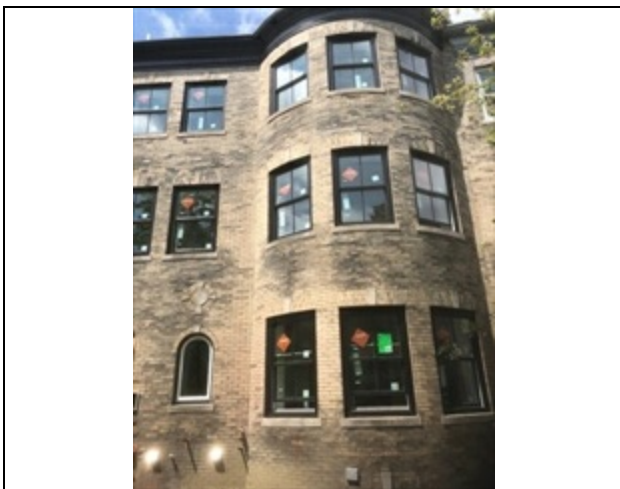
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Exterior - Front



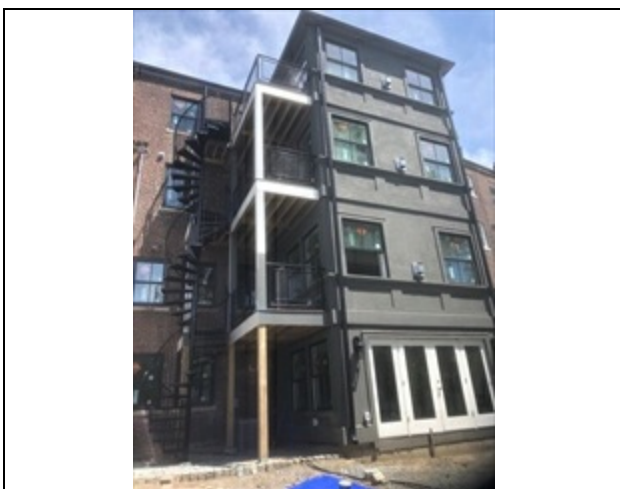
Exterior - Back



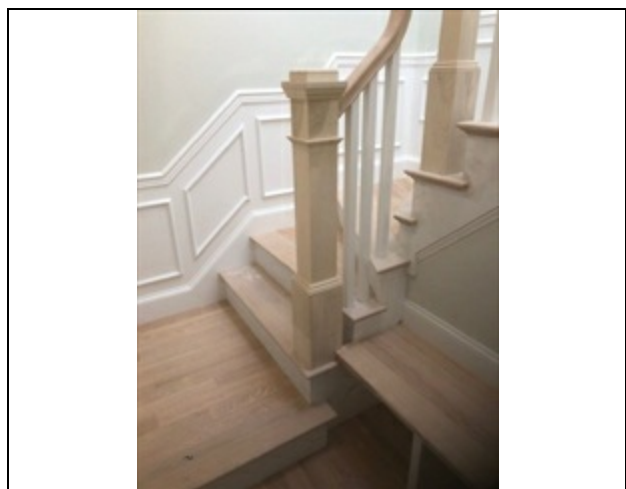
Exterior - Front



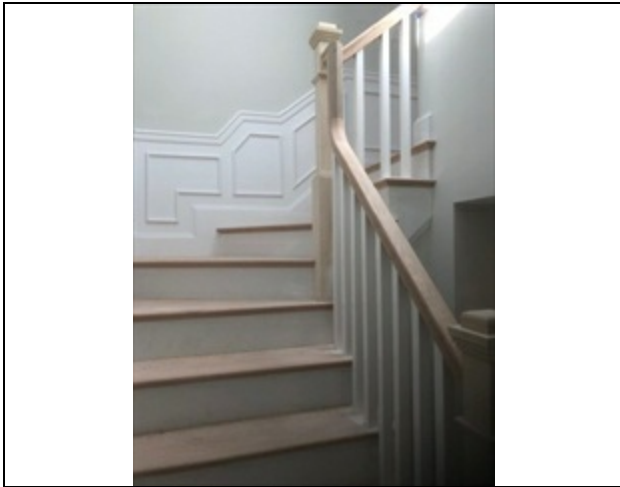
Street View



Exterior - Back



Entry Hall



Front Hall



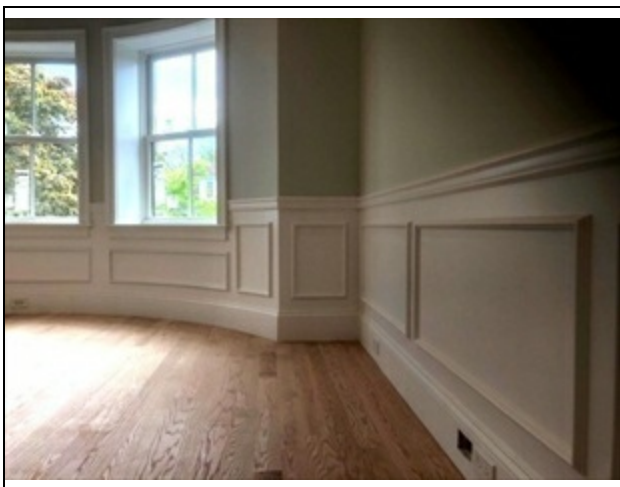
Living/Dining Room Combo



Living Room



Master Bedroom



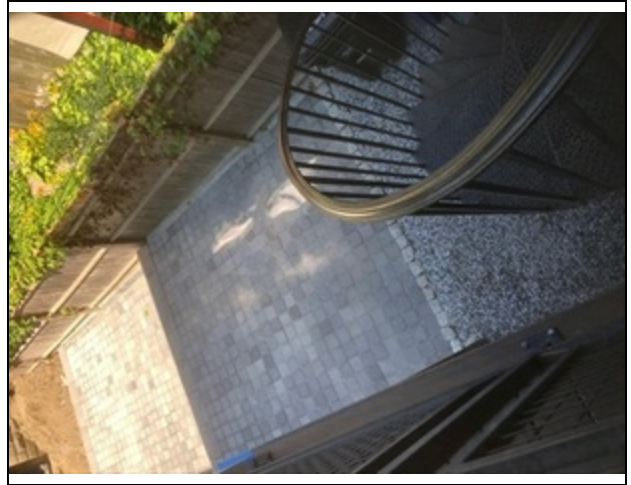
Wainscoting



Deck



Deck



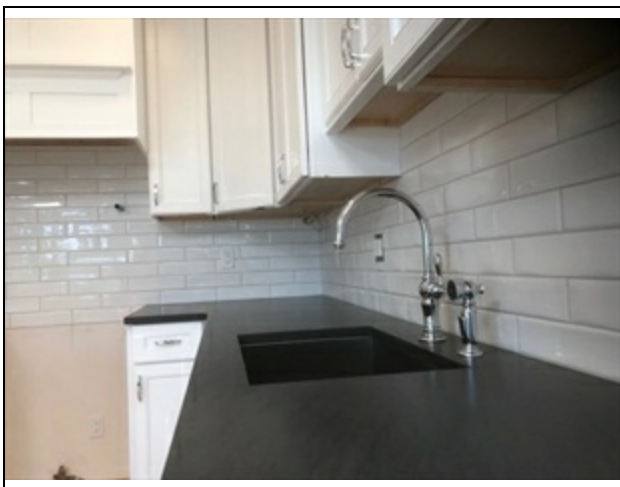
Patio



Kitchen



Stone Countertop



Granite Countertop



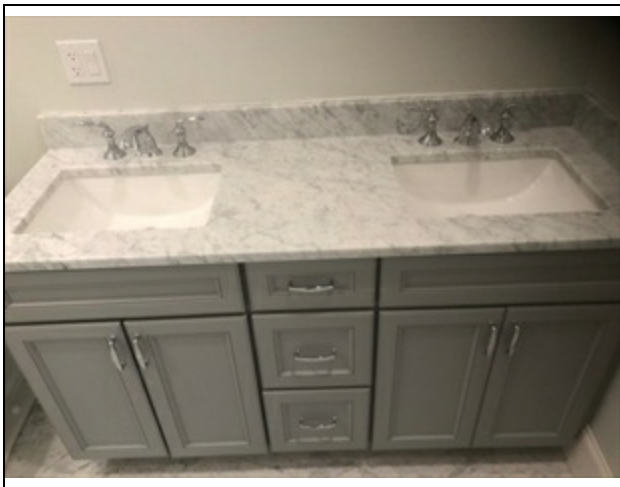
Custom Cabinets



Stone Countertop



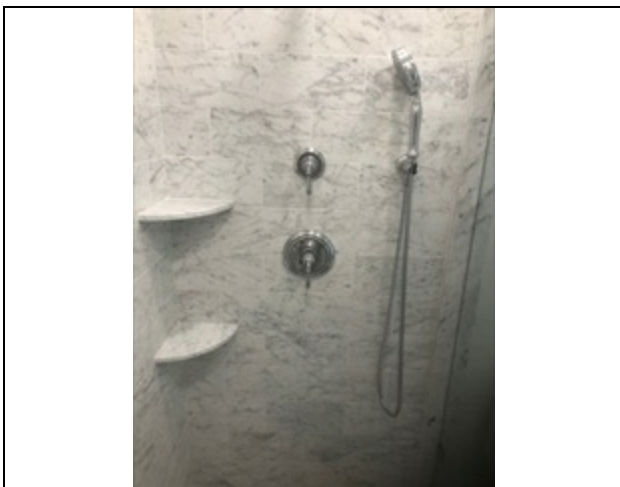
Granite Countertop



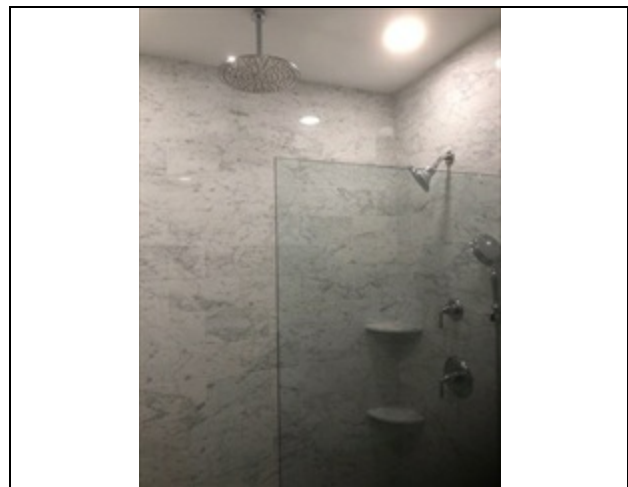
Double Vanity



Marble Flooring



Bathroom - Master



Bathroom - Master