

MLS # 72815980 - Under Agreement

Condo - 2/3 Family



46 THORNDIKE STREET - Unit 1 List Price: **\$2,075,000**
Brookline, MA: Coolidge Corner, 02446
Norfolk County

Unit Placement: **Upper, Front, Back, Lower Level** Total Rooms: **9**

Unit Level: **1** Bedrooms: **4**

Grade School: **Ridley** Bathrooms: **3f 1h**

Middle School: **Ridley** Master Bath: **Yes**

High School: **Brookline High** Fireplaces: **1**

Outdoor Space Available:

Handicap Access/Features:

Directions: **Harvard St or Winchester St to Thorndike**

Remarks

MSM Home Design is proud to offer this 2-unit Coolidge Corner turn-century Victorian home, which has been expanded and thoughtfully redesigned as 2 exceptional duplex condominium units .. ample outdoor space, in-unit storage/laundry and two-car parking w/ charging station .. Marvin windows, James Hardie siding, Unilock pavers .. exceptional material and workmanship includes decorative wainscoting, intricate crown moldings, pocket doors and much more .. custom kitchen with Thermador appliance package .. bowed carrara marble-top island with built-in microwave drawer .. Virginia Mist black granite countertop, pot-filler, and porcelain subway tile backsplash .. natural finish oak hardwood flooring .. upper level master suite features all-marble master bath with shower stall, soaking tub, privacy toilet and double vanity .. lower-level family room and bonus junior suite, bright and beautiful unit with gas fireplace, entry porch, rear private deck and landscaped private patio

Property Information

Approx. Living Area: **2,860 Sq. Ft. (\$725.52/Sq. Ft.)** Approx. Acres: **0.12 (5,339 Sq. Ft.)** Garage Spaces: **0**

Living Area Includes: **Finished Basement** Heat Zones: **2 Forced Air, Gas, Individual, Unit Control** Parking Spaces: **2 Off-Street, Tandem, Assigned, Improved Driveway**

Living Area Source: **Owner** Cool Zones: **2 Central Air, Individual, Unit Control** Levels in Unit: **2**

Living Area Disclosures: **estimate from building permit plans, pending prep final plans for recording**

Disclosures: **Condo fees estimated ... tax/assess listed for entire 2-fam home pending reassessment FY 2022 as two condos ... buyer to pay estim 55% of full parcel bill until re-assessed and billed individually ... completion summer 2021 ... unit 2 will not be for sale, seller family member to occupy**

Complex & Association Information

Complex Name: **46 Thorndike Street Condominium** Units in Complex: **2** Complete: **No** Units Owner Occupied: **2** Source: **Owner**

Association: **Yes** Fee: **\$400 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Reserve Funds**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X15	Bathroom - Half, Fireplace, Closet, Flooring - Hardwood, Balcony / Deck, Main Level, Exterior Access, Recessed Lighting, Wainscoting, Crown Molding
Dining Room:	1	15X12	Flooring - Hardwood, Balcony / Deck, Main Level, Recessed Lighting, Wainscoting, Crown Molding
Family Room:	B	24X12	Bathroom - Full, Closet, Flooring - Vinyl, Recessed Lighting, Remodeled, Crown Molding
Kitchen:	1	15X13	Flooring - Hardwood, Balcony / Deck, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Kitchen Island, Cabinets - Upgraded, Recessed Lighting, Stainless Steel Appliances, Pot Filler Faucet, Wainscoting, Gas Stove, Lighting - Pendant, Crown Molding
Master Bedroom:	1	17X11	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Main Level, Recessed Lighting, Remodeled, Crown Molding, Pocket Door
Bedroom 2:	B	15X12	Closet, Flooring - Vinyl, Recessed Lighting, Remodeled, Crown Molding
Bedroom 3:	B	13X10	Closet, Flooring - Vinyl, Recessed Lighting, Remodeled, Crown Molding
Bedroom 4:	B	16X11	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Vinyl, Recessed Lighting, Remodeled, Crown Molding
Bath 1:	1	6X5	Bathroom - Half, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Remodeled, Crown Molding
Bath 2:	1	14X8	Bathroom - Full, Bathroom - Tiled With Shower Stall, Bathroom - With Tub, Closet, Flooring - Marble, Countertops - Stone/Granite/Solid, Double Vanity, Recessed Lighting, Lighting - Sconce, Crown Molding
Bath 3:	B	10X5	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets -

Laundry:	B	7X4	Upgraded, Recessed Lighting, Remodeled, Lighting - Sconce, Crown Molding Dryer Hookup - Electric, Washer Hookup
Office:	1	11X10	Closet, Flooring - Hardwood, Recessed Lighting, Crown Molding
Bathroom:	B	11X7	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting, Lighting - Sconce, Crown Molding

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**

Association Pool: **No**

Basement: **Yes Full, Finished, Sump Pump, Radon Remediation System**

Beach: **No**

Construction: **Frame, Cement Board**

Docs in Hand: **Floor Plans**

Electric Features: **Circuit Breakers, 100 Amps, EV Charging Station**

Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**

Exterior: **Fiber Cement Siding, Composite**

Exterior Features: **Porch, Deck, Patio, Screens, Gutters, Professional Landscaping**

Flooring: **Tile, Vinyl, Marble, Hardwood**

Hot Water: **Natural Gas, Tankless**

Insulation Features: **Blown In, Cellulose - Sprayed**

Interior Features: **Security System, Cable Available, Internet Available - Fiber-Optic**

Management: **Owner Association**

Pets Allowed: **Yes**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Terms: **Other (See Remarks)**

Utility Connections: **for Gas Range, for Electric Dryer**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **Southeast**

Green Certified: **No**

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: **No** Warranty Features: **Yes**

Year Built/Converted: **1900/2021**

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 #: **075-06-00**

Assessed: **\$1,251,700**

Tax: **\$12,267** Tax Year: **2021**

Book: **6008** Page: **104**

Cert:

Zoning Code: **T5**

Map: **075** Block: **0006** Lot: **000**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.25**

Facilitator: **2.25**

Compensation Based On: **Gross/Full Sale Price**

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: **At Home Realty, Inc. (617) 738-1820 Ext. 101**

Sale Agent: **Mark Linsky (617) 694-4208**

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: **under construction, EMAIL all ?? & show requests, 1st showings Sun 4/18, 10:00 - 1:00, by appt only**

Market Information

Listing Date: **4/16/2021**

Days on Market: Property has been on the market for a total of **18** day(s)

Expiration Date:

Original Price: **\$2,075,000**

Off Market Date: **5/3/2021**

Ant. Sale Date: **7/15/2021**

Offer Date: **4/20/2021** Days to Offer: **4**

Listing Market Time: MLS# has been on for **18** day(s)

Office Market Time: Office has listed this property for **18** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:





