

MLS # 72807377 - Sold

Condo - Garden, Low-Rise, Courtyard



59 BABCOCK STREET - Unit B3
Brookline, MA: Coolidge Corner, 02446
Norfolk County

List Price: \$939,000
Sale Price: \$1,025,000

Unit Placement: Top/Penthouse, Middle, Front, Back, Courtyard
Total Rooms: 5

Unit Level: 3
Grade School: Ridley
Middle School: Ridley
High School: Brookline High
Bedrooms: 2
Bathrooms: 1f 0h
Master Bath: No
Fireplaces: 1

Outdoor Space Available: Yes - Common

Handicap Access/Features:

Directions: Harvard ave to Babcock, 1/4 mile on your right, courtyard complex

Remarks

Lovingly maintained & updated top floor 2-bed condominium with garage parking in one of Coolidge Corner's finest courtyard complexes ... 1070 sq ft five-room unit perfectly laid out with spacious sunny rooms & no wasted space ... 22 foot fireplaced livingroom with crown moldings ... generous dining area off kitchen & kitchen peninsula with overhang provide options for quick snack or full family dining ... 2017 kitchen with shaker cabinets, quartz countertops, glass tile backsplash, stainless appliances & glazed porcelain plank flooring ... large bedrooms with hardwood floors & ample closets ... lovely shared porch off back hall few steps from kitchen ... in-unit washer and dryer ... spacious four-piece bath with gleaming white tile/fixtures and pedestal sink ... in-demand garage parking ... addit'l storage in basement ... 26 of 30 units owner occupied, high reserve \$ (175K), prof off-site management, gorgeous courtyard setting in heart of Coolidge Corner ... a must see !

Property Information

Approx. Living Area: 1,070 Sq. Ft. (\$957.94/Sq. Approx. Acres: Ft.)

Garage Spaces: 1 Detached, Assigned

Living Area Includes:

Heat Zones: 1 Central Heat, Steam, Gas, Common

Parking Spaces: 0 Off-Street, Paved Driveway

Living Area Source: Public Record

Cool Zones: Window AC, Individual

Levels in Unit: 1

Living Area Disclosures:

Disclosures: March '21 seller made final payment towards \$4,552 unit share of total association assessment of 150K for capital expenditures to include as follows: roof replacement, (3) entryways front step replacement, repave parking lot ... 1-yr young gas-fired steam boiler ... 175K reserve \$\$

Complex & Association Information

Complex Name: Babcock Court Condominium

Units in Complex: 30 Complete: Yes

Units Owner Occupied: 26 Source: MGT

Association: Yes Fee: \$501.79 Monthly

Assoc. Fee Incls: Heat, Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal, Garden Area, Reserve Funds, Management Fee

Special Assessments: No

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3	22X14	Fireplace, Ceiling Fan(s), Flooring - Hardwood, High Speed Internet Hookup, Crown Molding
Dining Room:	3	10X10	Flooring - Hardwood, High Speed Internet Hookup, Lighting - Pendant
Kitchen:	3	10X10	Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Deck - Exterior, High Speed Internet Hookup, Remodeled, Stainless Steel Appliances, Gas Stove, Peninsula, Lighting - Pendant, Crown Molding
Master Bedroom:	3	16X12	Closet - Walk-in, Flooring - Hardwood, High Speed Internet Hookup, Lighting - Overhead
Bedroom 2:	3	13X13	Closet, Flooring - Hardwood, High Speed Internet Hookup, Lighting - Overhead, Crown Molding, Decorative Molding
Bath 1:	3	11X5	Bathroom - Full, Bathroom - With Shower Stall, Bathroom - With Tub, Flooring - Stone/Ceramic Tile, Lighting - Sconce, Lighting - Overhead
Laundry:	3		Closet, Dryer Hookup - Electric, Washer Hookup
Foyer:	3		-

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

Assoc. Security: Intercom

Basement: No

Other Property Info

Elevator: No

Disclosure Declaration: No

Exclusions: Light fixture in 2nd bedroom (nursery)

Facing Direction: South

Laundry Features: In Unit

Beach: **No**
Construction: **Brick**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans**
Electric Features: **Circuit Breakers**
Energy Features: **Insulated Windows**
Exterior: **Brick**
Exterior Features: **Porch, Screens, Professional Landscaping**
Flooring: **Tile, Hardwood**
Hot Water: **Natural Gas**
Interior Features: **Cable Available, Intercom, Internet Available - Fiber-Optic**
Management: **Professional - Off Site**
Pets Allowed: **Yes**
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**

Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted:
1933/1978
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 #: **047-04-11**
Assessed: **\$872,300**
Tax: **\$5,583** Tax Year: **2021**
Book: **30360** Page: **450**
Cert:
Zoning Code: **M1.0**
Map: Block: Lot:

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: **Coldwell Banker Realty - Cambridge**  **(617) 864-4430**
Sale Agent: **Barbara Currier**  **(617) 593-7070**
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: **PLEASE EMAIL SHOWING REQUESTS ... open houses Sat 4/3 & Sun 4/4, 12:00 - 1:30 ... by appt otherwise**

Firm Remarks

OFFER DEADLINE, IF ANY, TUESDAY 4/6/21 @ 5PM ... NO escalation clause ! ... please allow minimum 24 hours for response

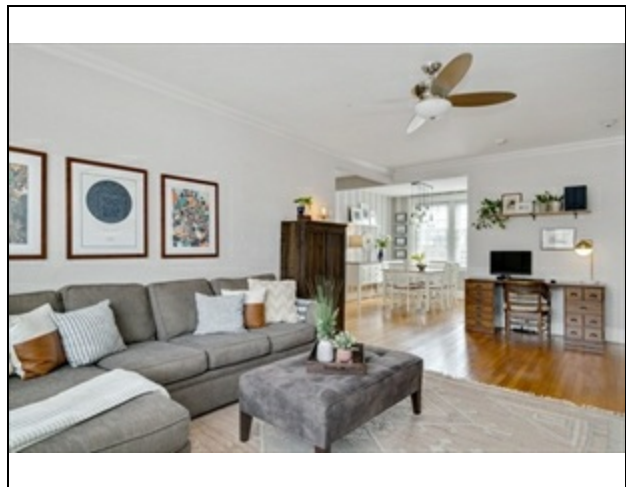
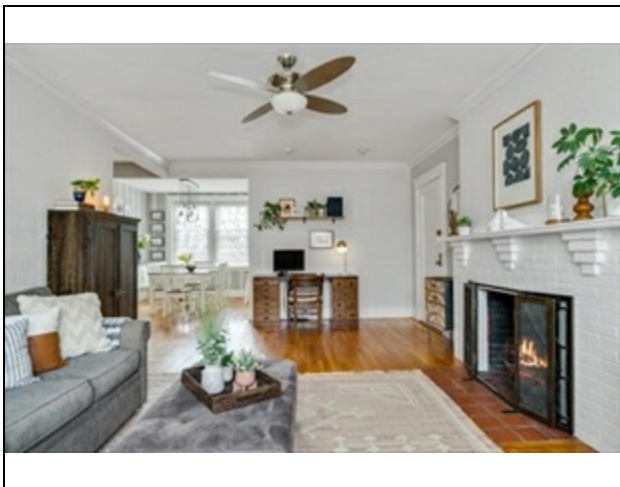
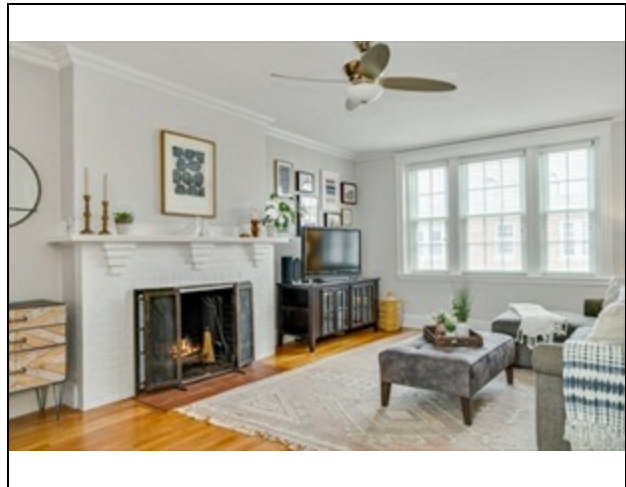
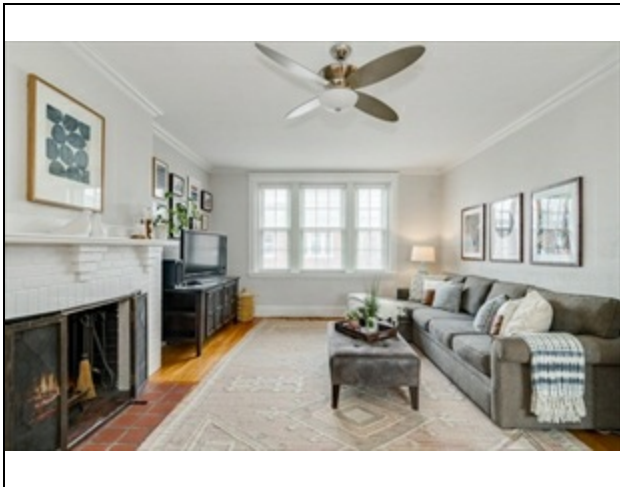
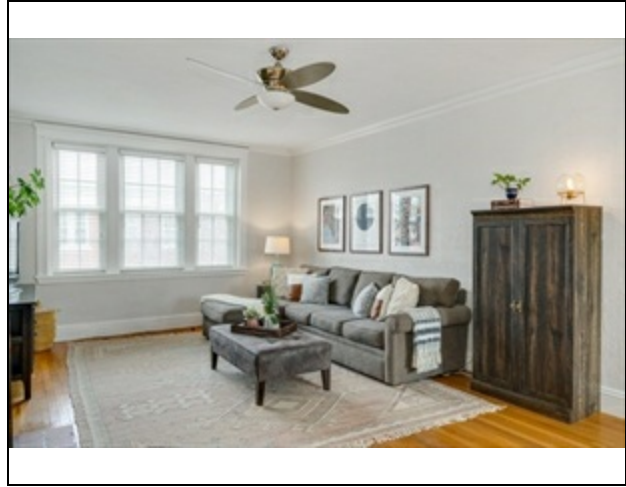
Market Information

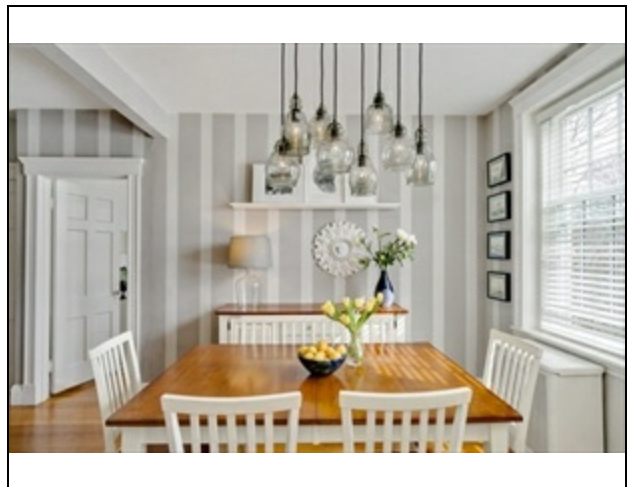
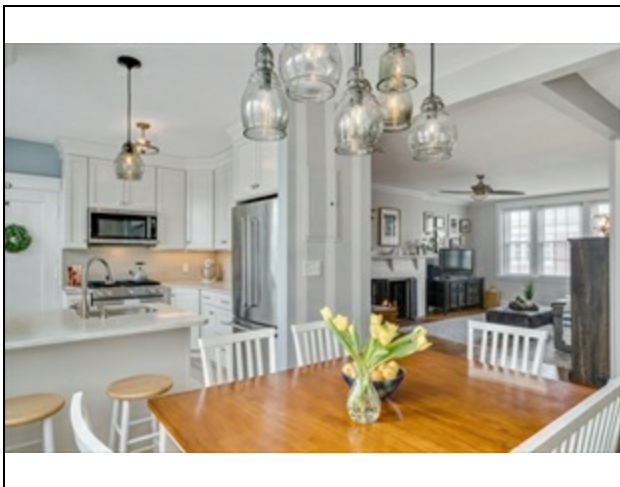
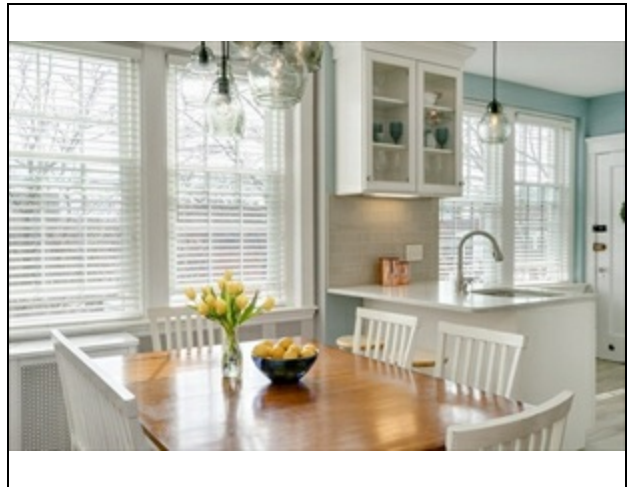
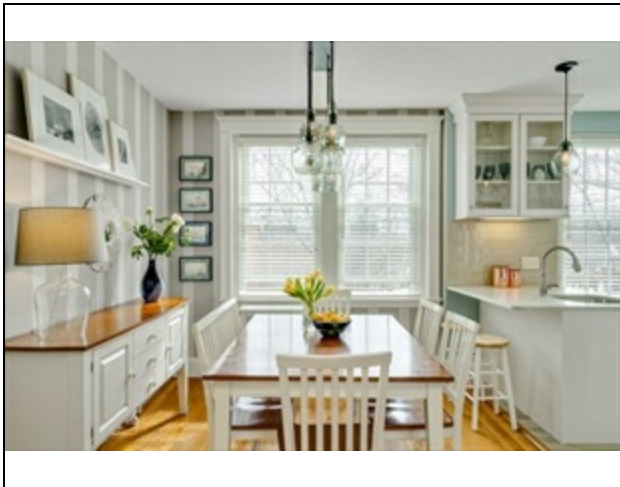
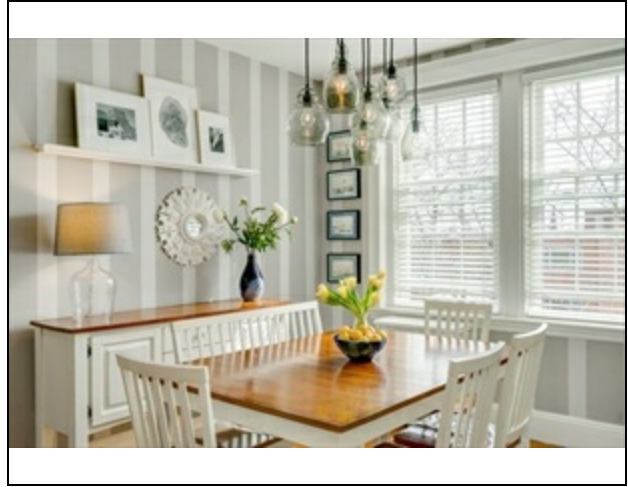
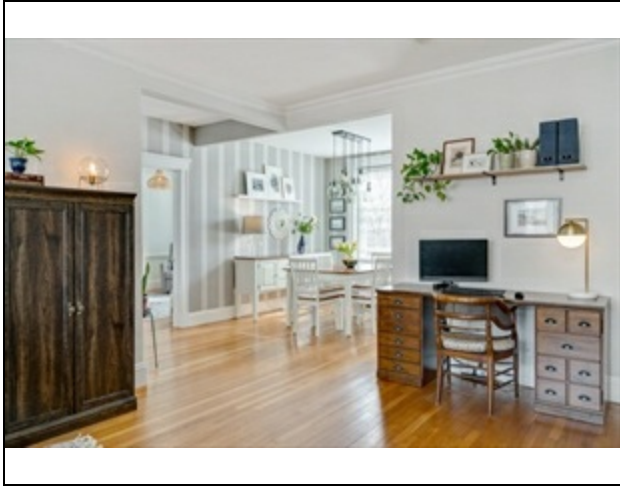
Listing Date: 4/1/2021	Listing Market Time: MLS# has been on for 14 day(s)
Days on Market: Property has been on the market for a total of 14 day(s)	Office Market Time: Office has listed this property for 14 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$939,000	Seller Concessions at Closing:
Off Market Date: 4/15/2021	Financing: Other
Sale Date: 5/18/2021	Sale-to-List Ratio: 109.16%
Sale Price: \$1,025,000	
Offer Date: 4/6/2021	Days to Offer: 5

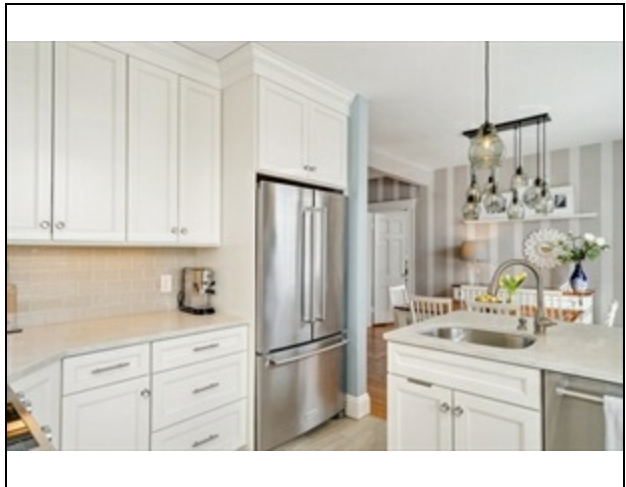
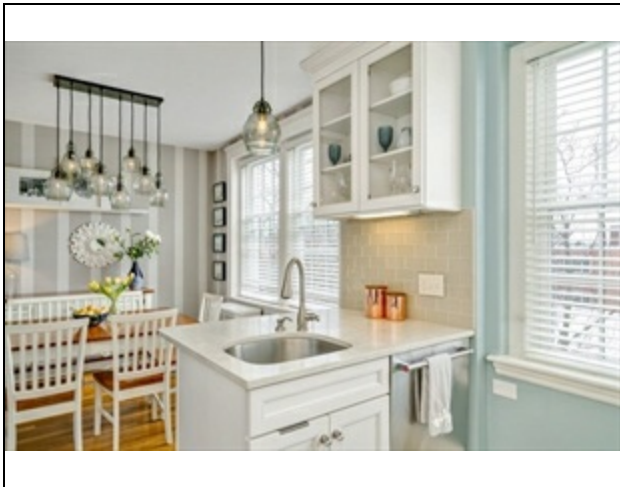
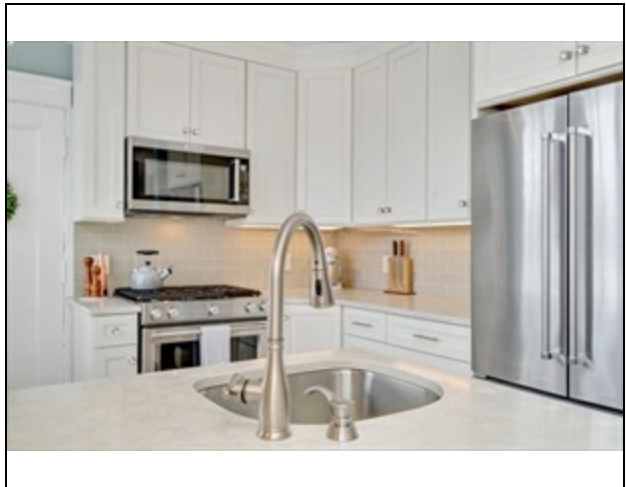
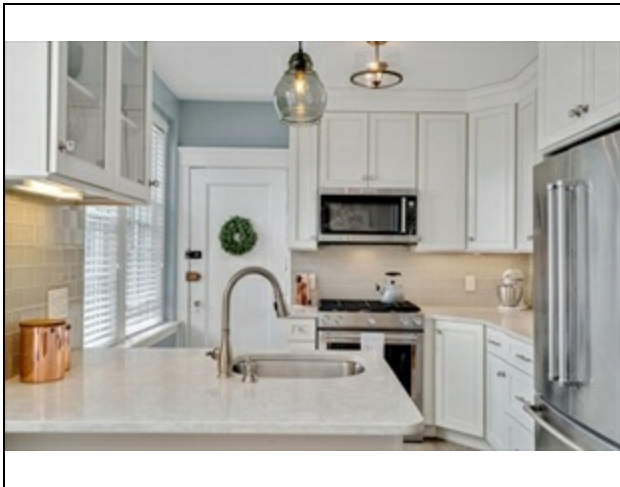
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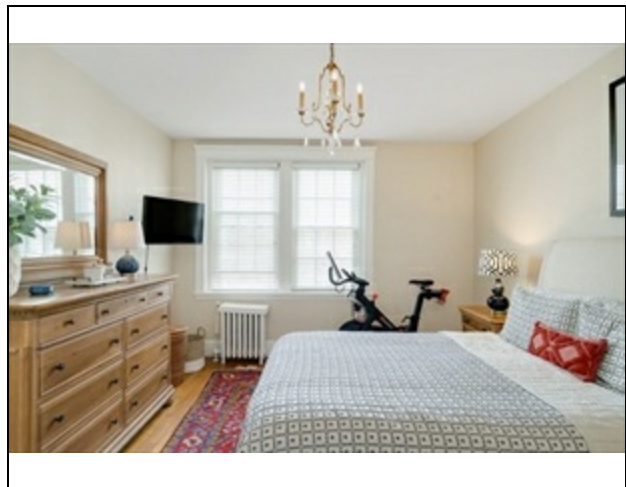
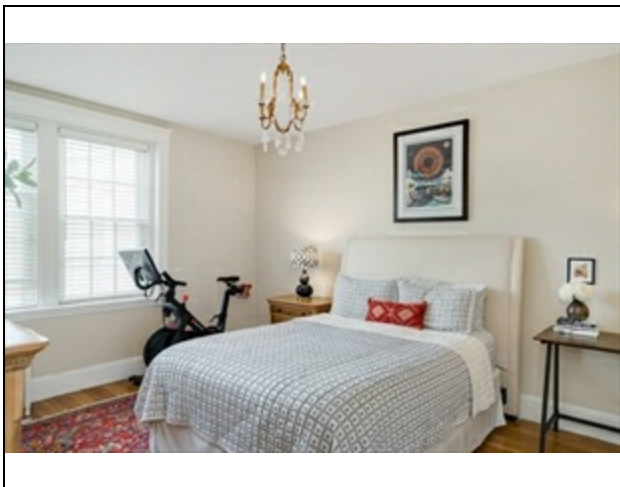
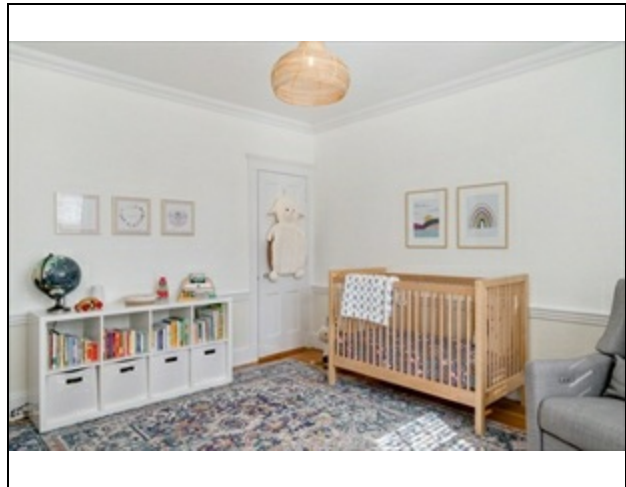
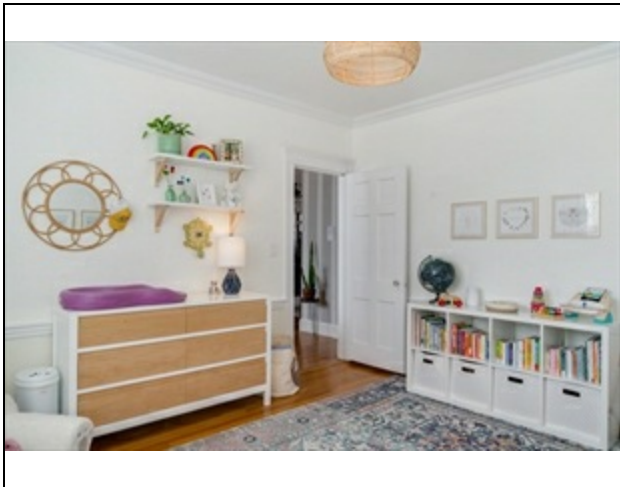
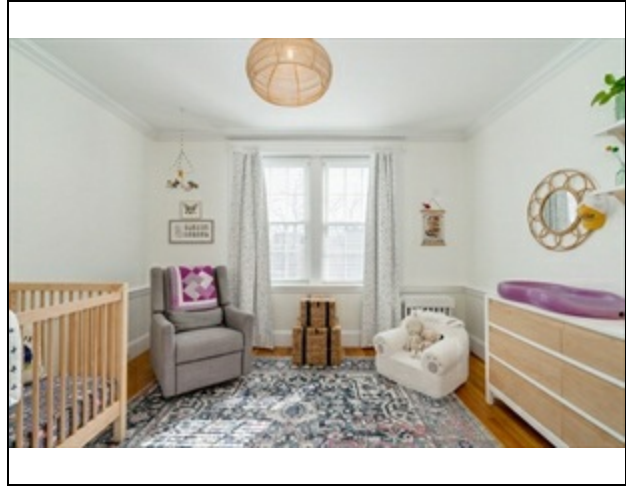
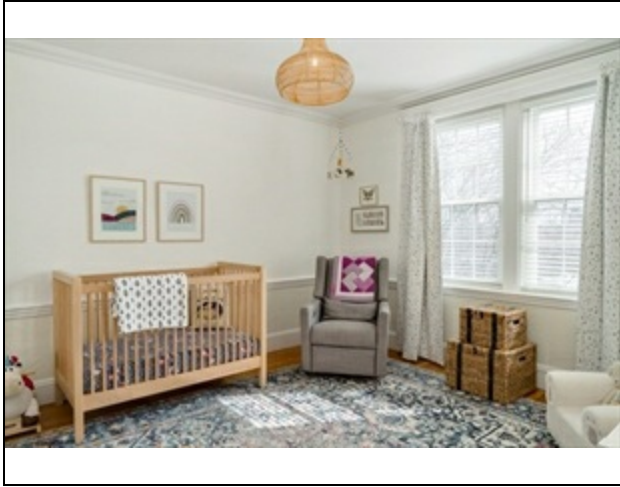
Market History for 59 BABCOCK STREET U:B3, Brookline, MA: Coolidge Corner, 02446

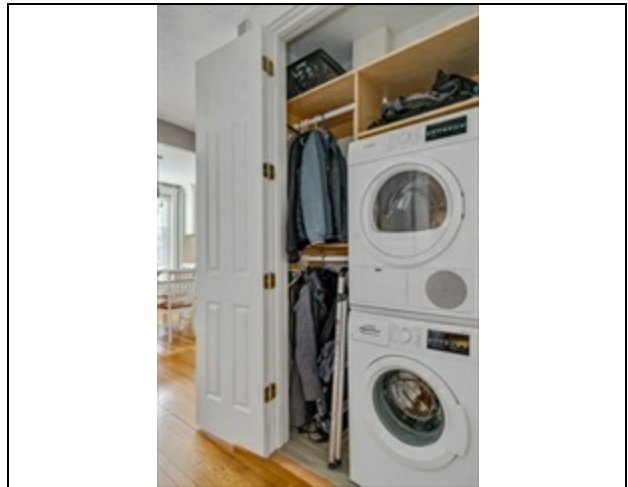
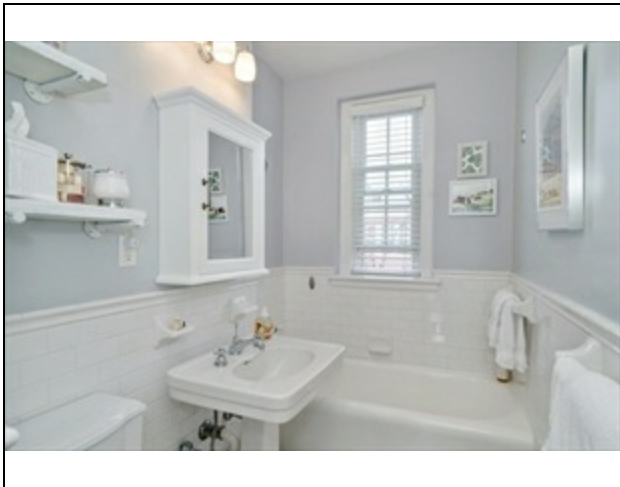
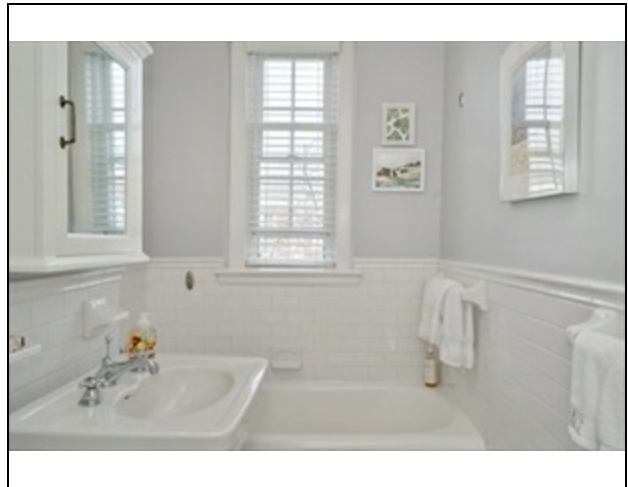
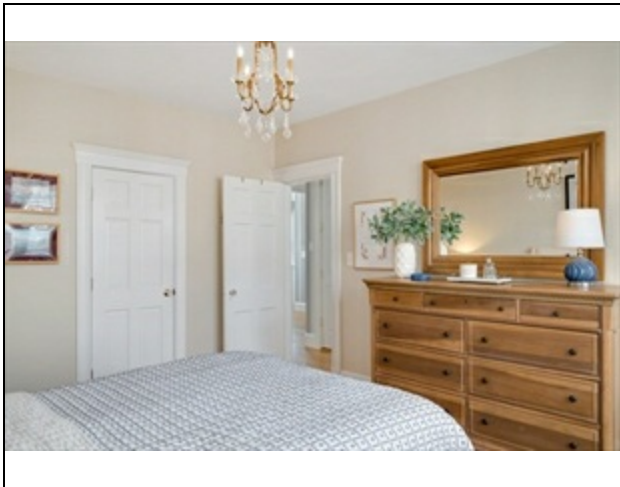
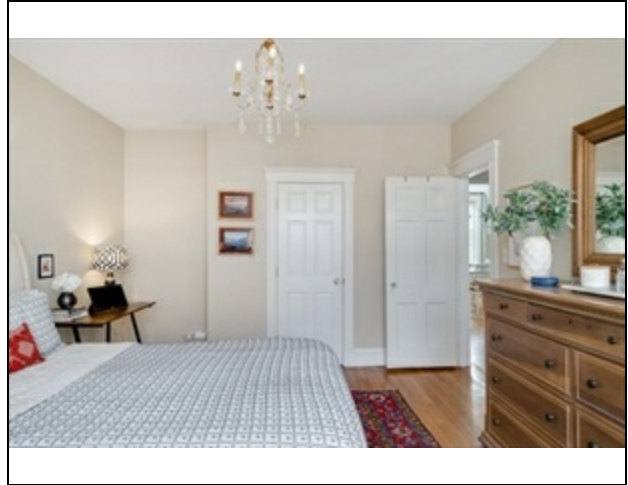
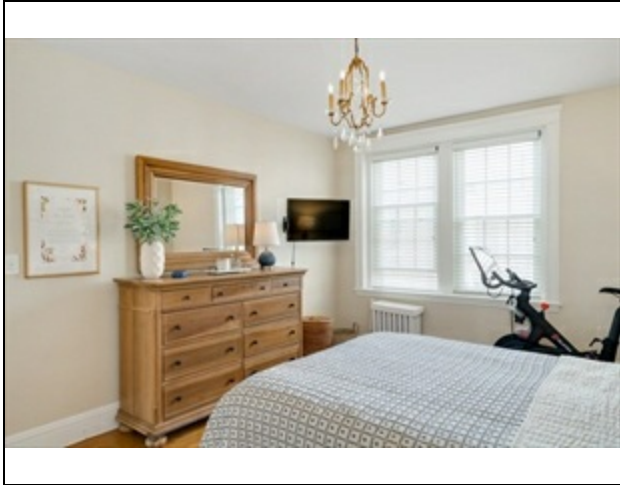
MLS #	Date		DOM	DTO	Price
72807377	4/1/2021	Listed for \$939,000			\$939,000
CTG	4/7/2021	Status Changed to: Contingent			
UAG	4/15/2021	Status Changed to: Under Agreement			
SLD	5/19/2021	Status Changed to: Sold			
	5/18/2021	Sold for \$1,025,000	14	5	\$1,025,000
Market History for At Home Realty, Inc. (BB1415)			14	5	\$1,025,000
Market History for this property			14	5	\$1,025,000

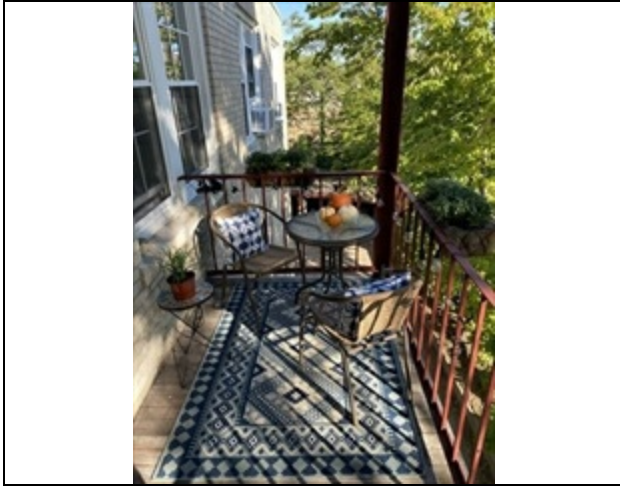












Storage

