

**Condo - Low-Rise, Brownstone**



**2021 Commonwealth Ave - Unit D** List Price: **\$619,000**

**Boston, MA : Brighton 02135-5101**

**Suffolk County**

Unit Placement: **Top/Penthouse** Total Rooms: **8**

Unit Level: **3** Bedrooms: **3**

Grade School: **BPS** Bathrooms: **2f 1h**

Middle School: **BPS** Master Bath: **Yes**

High School: **BPS** Fireplaces: **0**

Outdoor Space Avail:

Handicap Access/Features:

Directions: **Commonwealth between Chestnut Hill Ave and Boston College**

**Remarks**

**CHESTNUT HILL gem. 2007 total renovations of large and bright luxury penthouse unit with Jenn-Aire & Bosch SS appliances, self-closing cherry wood cabinets, granite countertops, wine rack and cooler. Tiled & granite baths. Master bedroom suite with office. Spacious foyer opens to grand home. Central air, in-unit washer/dryer, deeded garage parking. Sky lighted luminous elegant stairway with superb woodwork leading to all units. Next to Brookline, Reservoir, Boston College, B & C lines.**

**Property Information**

Approx. Living Area: <b>1764 sq. ft. (\$350.91/sq. ft.)</b>	Approx. Acres: <b>0.04 (1764 sq. ft.)</b>	Garage Spaces: <b>1 Detached, Deeded, Assigned</b>
Living Area Includes:	Heat Zones: <b>1 Forced Air, Gas, Unit Control</b>	Parking Spaces: <b>0 Off-Street, Assigned, Deeded</b>
Living Area Source: <b>Field Card</b>	Cool Zones: <b>1 Central Air, Heat Pump, Unit Control</b>	Levels in Unit: <b>1</b>
Living Area Disclosures:		

**Complex & Association Information**

Complex Name: <b>2021 Commonwealth Ave Condominiums</b>	Units in Complex: <b>4</b> Complete: <b>Yes</b>	Units Owner Occupied: <b>2</b> Source: <b>Owner</b>
Association: <b>Yes</b> Fee: <b>\$300 Monthly</b>	Fee Includes: <b>Water, Sewer, Master Insurance, Landscaping, Snow Removal</b>	

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:		<b>16x14</b>	--
Dining Room:		<b>17x12</b>	--

Kitchen: **17x12** --  
 Master Bedroom: **13x13** --  
 Bedroom 2: **13x13** --  
 Bedroom 3: **16x11** --  
 Foyer: **17x10** --  
 Office: **12x7** --  
 Bathroom: **8x6** --

## Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, T-Station, University**  
 Appliances: **Dishwasher, Disposal, Countertop Range, Refrigerator, Washer, Dryer**  
 Association Pool: **No**  
 Basement: **No**, --  
 Beach: **No**  
 Construction: **Brick, Stone/Concrete**  
 Docs in Hand: **Master Deed, Rules & Regs, Floor Plans, Association Financial Statements**  
 Electric Features: **110 Volts, Circuit Breakers, 100 Amps**  
 Energy Features: **Insulated Windows**  
 Exterior: **Brick, Stone**  
 Flooring: **Tile, Hardwood**  
 Hot Water: **Electric, Tank**  
 Insulation Features: **Unknown**  
 Interior Features: **Cable Available**  
 Management: **Owner Association**  
 Roof Material: **Rubber**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Utility Connections: **for Gas Range**  
 Waterfront: **No**  
 Water View: **No**, --

## Other Property Info

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **2 Units owner occupied, 2 rented by developer**  
 Elevator: **No**  
 Exclusions:  
 Facing Direction: **South**  
 Laundry Features: **In Unit**  
 Lead Paint: **Unknown**  
 UFFI: **Warranty Features:**  
 Year Built/Converted: **1920/**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Renovated Since**  
 Year Round: **Yes**  
 Short Sale w/Lndr.App.Reg: **No**  
 Lender Owned: **No**

## Tax Information

Pin #: **W:22 P:05088 S:008**  
 Assessed: **\$430,500**  
 Tax: **\$5656.77** Tax Year: **2013**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **res**  
 Map: Block: Lot:

## Office/Agent Information

Listing Office: **Tai Tung Realty, Inc.**  (617) 357-4030  
 Listing Agent: **Shu Ngon Chau**  (617) 308-3882  
 Team Member: **Henry Leong**  (617) 780-2209  
 Sale Office:  
 Sale Agent:

## Compensation

Sub-Agency: **Not Offered**  
 Buyer Agency: **2**  
 Facilitator: **0**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required**

Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**

Special Showing Instructions: **Leased till August 31, 2013. 24 hours notice preferred by tenants but will try to accommodate**

## Firm Remarks

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**First showings at Open House Sunday, May 12 from 12 noon to 2**

## Market Information

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Listing Date: **5/7/2013**

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

Expiration Date: **8/7/2013**

Original Price: \$

Off Market Date:

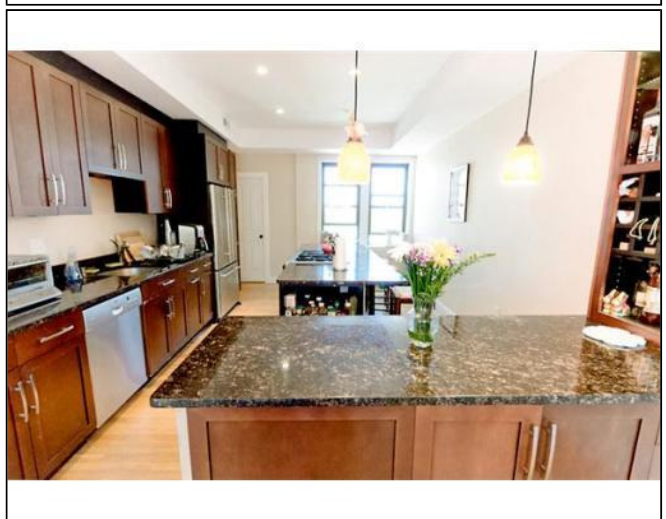
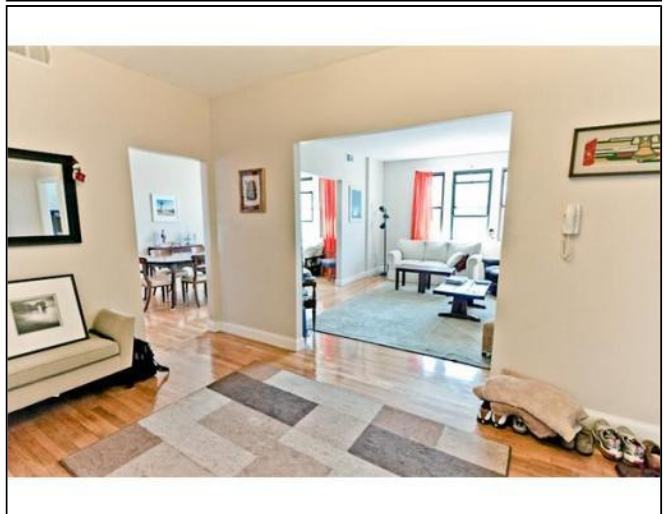
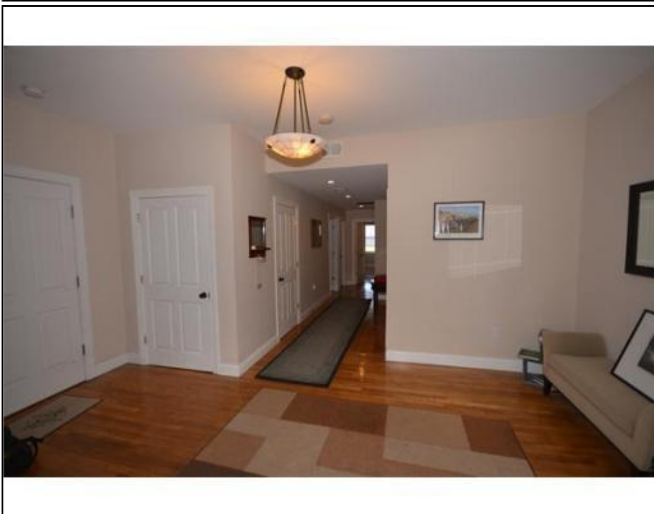
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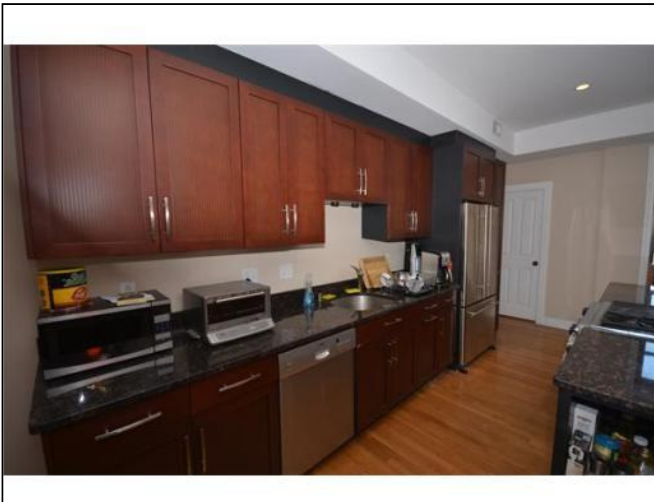
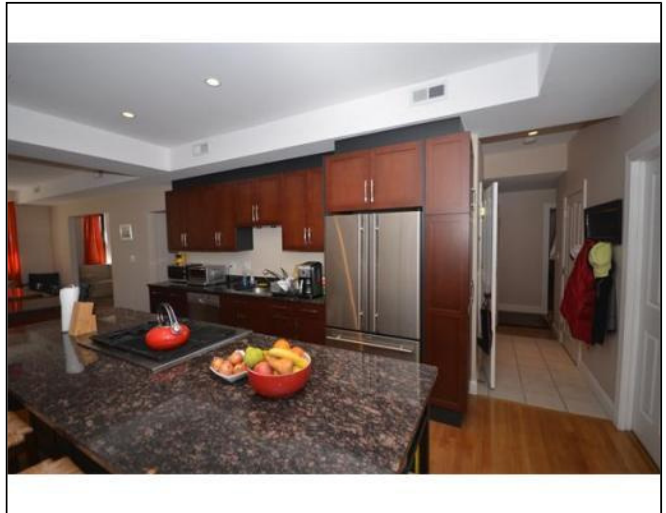
Listing Market Time: MLS# has been on for day(s)

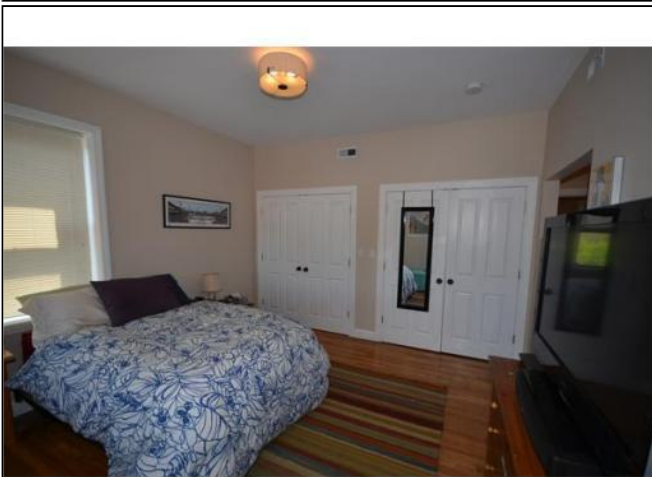
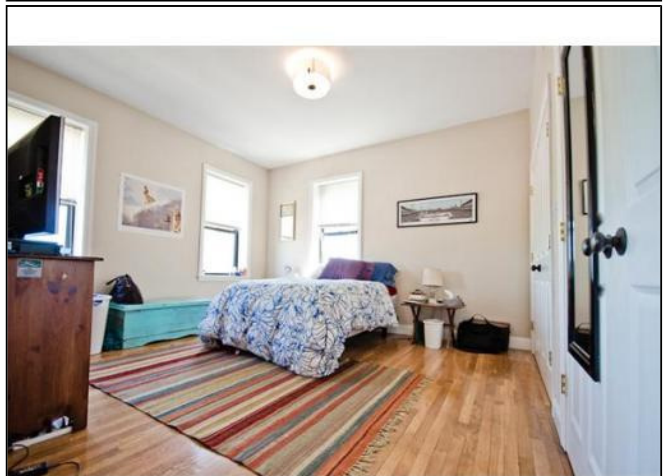
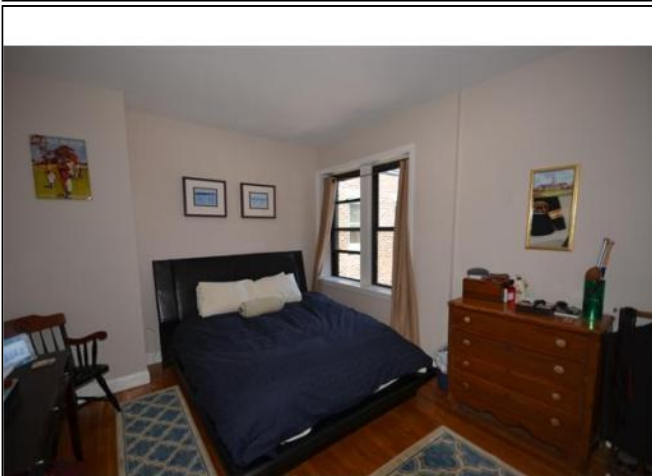
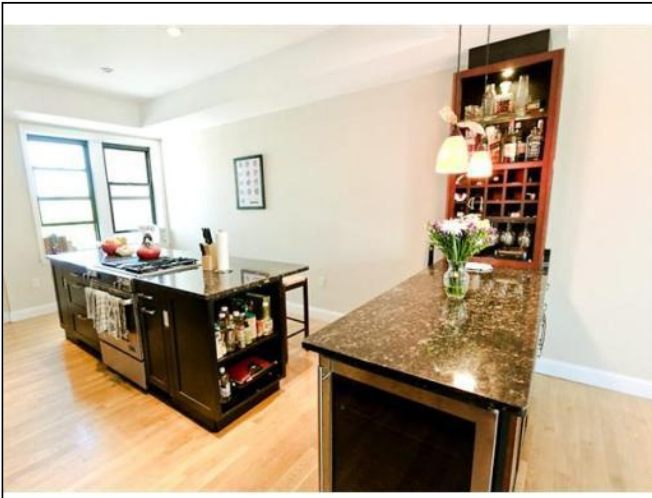
Office Market Time: Office has listed this property for day(s)

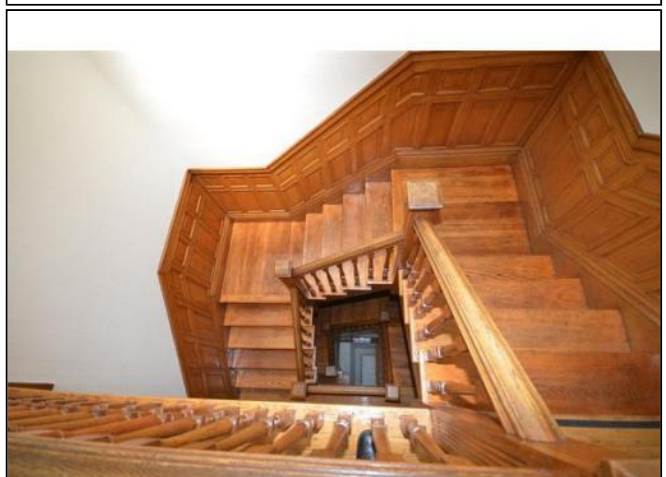
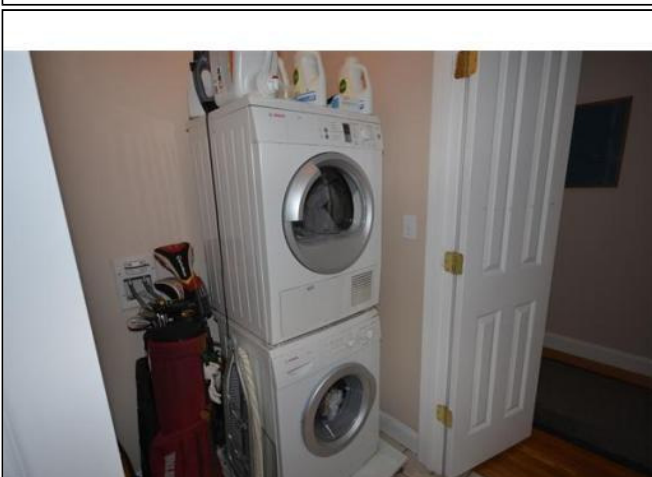
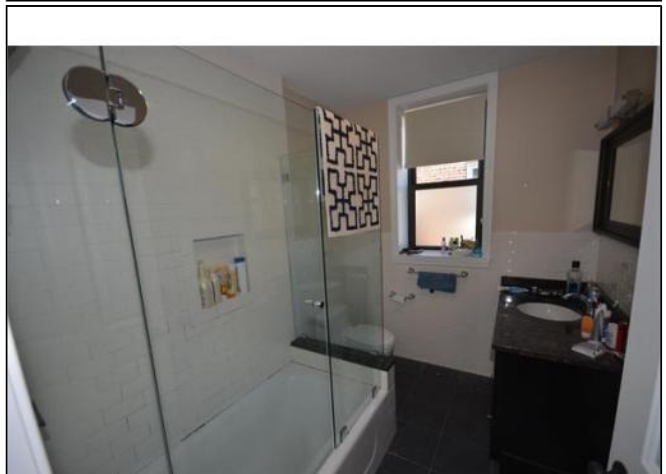
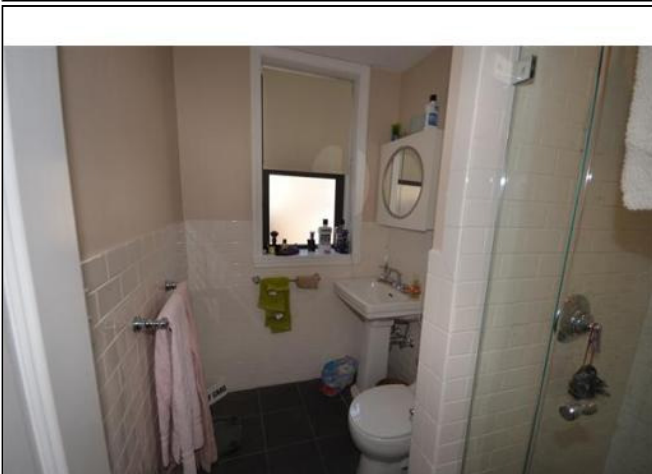
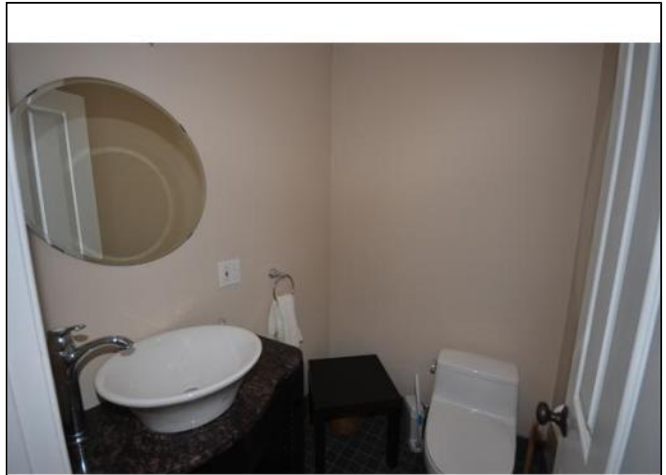
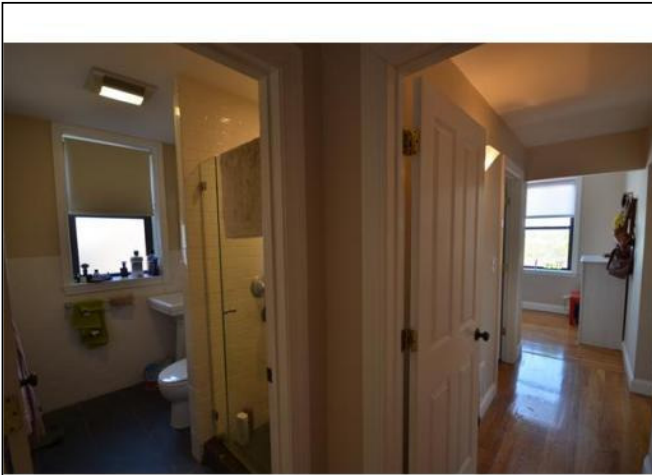
Cash Paid for Upgrades:

Seller Concessions at Closing:











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