



MLS # 73034279 - New

Condo - Low-Rise

189 Chestnut Hill Ave - Unit 6
Boston, MA: Brighton, 02135
Suffolk County

List Price: **\$375,000**

Unit Placement: **Corner**
Unit Level: **2**
Grade School:
Middle School:
High School:
Outdoor Space Available:
Handicap Access/Features:
Directions: **Commonwealth Ave to Chestnut Hill Ave**

Total Rooms: **3**
Bedrooms: **1**
Bathrooms: **1f 0h**
Main Bath:
Fireplaces: **0**
Approx. Acres: **0.01 (520 SqFt)**

Remarks

Stylish & renovated one bedroom condo available in Brighton's best location! You will love this perfectly laid out 1 Bed/1 Bath condo with charm and modern updates. Totally turnkey - nothing to do but move in and enjoy the spectacular location! Notable features include high ceilings throughout, a kitchen with new appliances (2021/2022), ample counter space, and room for a small dining set. The bathroom has been newly renovated (2022) and the entire unit is freshly painted with new ceiling fans and light fixtures. Condo also includes a large living room (has a closet and can possibly be used as another bedroom), hardwood and tile floors, large windows for natural light, and a modern aesthetic. There is a shared balcony for outdoor space and storage space in the basement. Laundry in the building. Fabulously convenient location close to the B,C,D lines, universities, shops and restaurants of Cleveland Circle & Brighton Center. Bus to Cambridge right outside and easy highway access!

Property Information

Approx. Living Area Total: **520 SqFt (\$721.15/SqFt)**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **520 SqFt**

Approx. Below Grade: **0 SqFt**

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **Steam**

Cool Zones: **Window AC**

Parking Spaces: **0 On Street Permit**

Garage Spaces: **0**

Disclosures: **Shown taxes DO NOT include residential exemption, which is in place. Buyer and Buyer's Agent to verify all information. Areas of the hardwood flooring in entryway are discolored-have been that way since Seller purchased the property.**

Complex & Association Information

Complex Name:

Units in Complex: **37** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$260 Monthly**

Assoc. Fee Incls: **Heat, Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Reserve Funds, Management Fee**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Medical Facility, Bike Path, Highway Access, House of Worship, Private School, Public School, T-Station, University**

Appliances: **Range, Dishwasher, Refrigerator, Freezer**

Association Pool: **No**

Assoc. Security: **Intercom**

Basement: **Yes Unfinished Basement**

Beach: **No**

Construction: **Brick**

Electric Features: **Circuit Breakers**

Exterior: **Brick**

Exterior Features: **Balcony**

Flooring: **Tile, Hardwood**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions Cats Only**

Roof Material: **Rubber**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Terms: **Contract for Deed**

Waterfront: **No**

Water View: **No**

Other Property Info

Elevator: **No**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **Common, In Building**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1930/1980**

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 #: **W:22 P:05124 S:048**

Assessed: **\$321,100**

Tax: **\$3,494** Tax Year: **2022**

Book: **16** Page: **87**

Cert: **00000843161**

Zoning Code: **CD**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800

Listing Agent: **ResCo Team (617) 825-0800**

Team Member(s): **Jamie Freedman** (617) 903-8145

Sale Office:

Sale Agent:

Listing Agreement Type: **ER w/Var.Rate Comm.**

Entry Only: **No**

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

Showing: Buyer-Agent: **Call List Agent, Appointment Required, Email List Agent**

Showing: Facilitator: **Call List Agent, Appointment Required, Email List Agent**

Special Showing Instructions: **Please call or email Jamie Freedman for all showing requests; jamie.freedman@gibsonsir.com**

Market Information

Listing Date: **9/8/2022**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$375,000**

Off Market Date:

Sale Date:

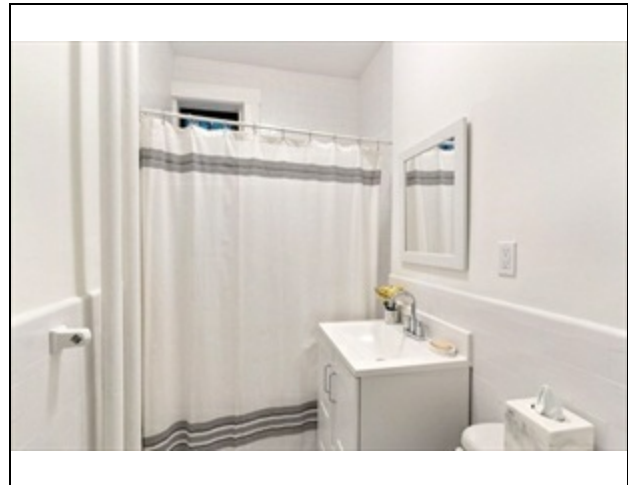
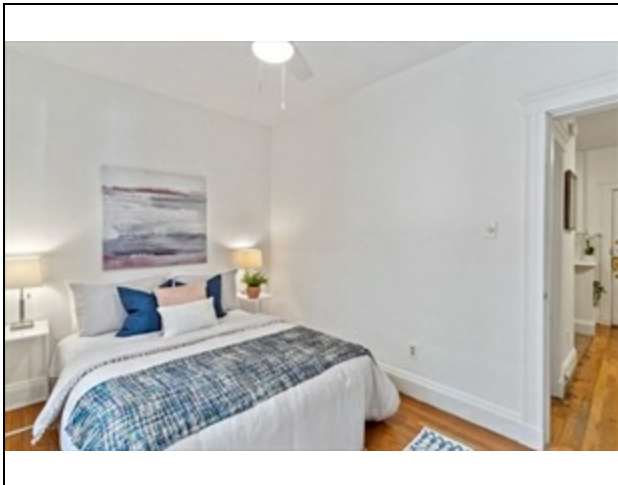
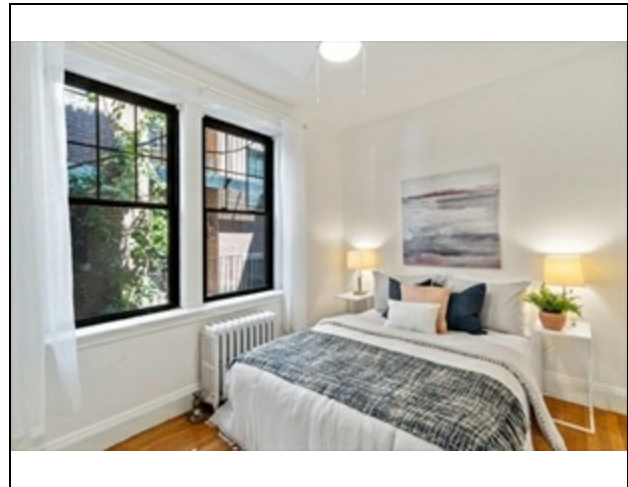
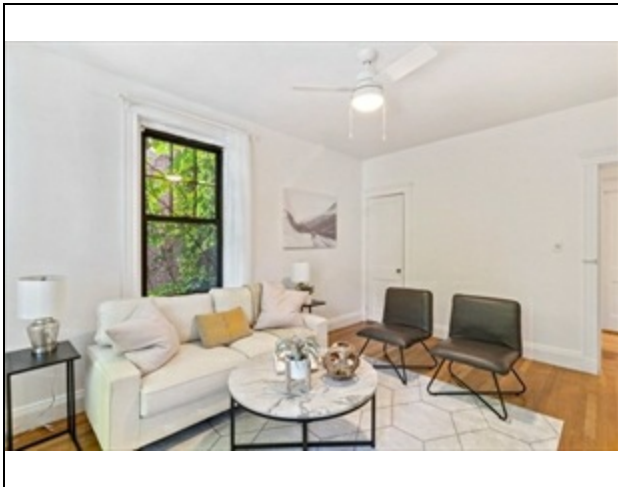
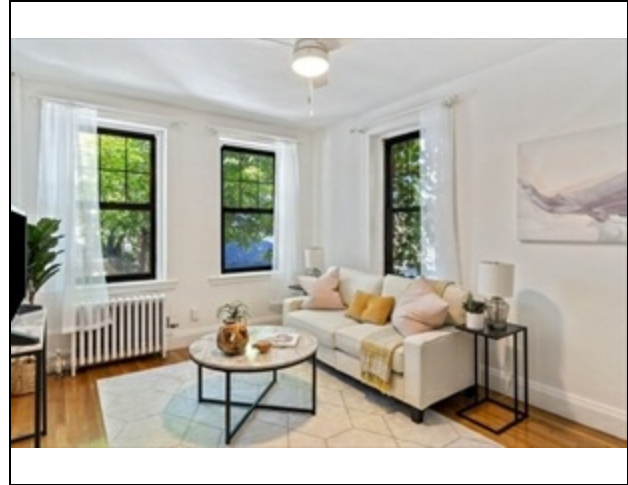
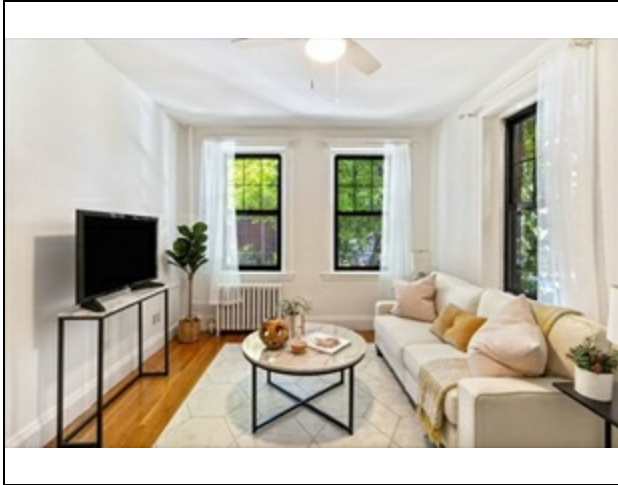
Listing Market Time: MLS# has been on for **0** day(s)

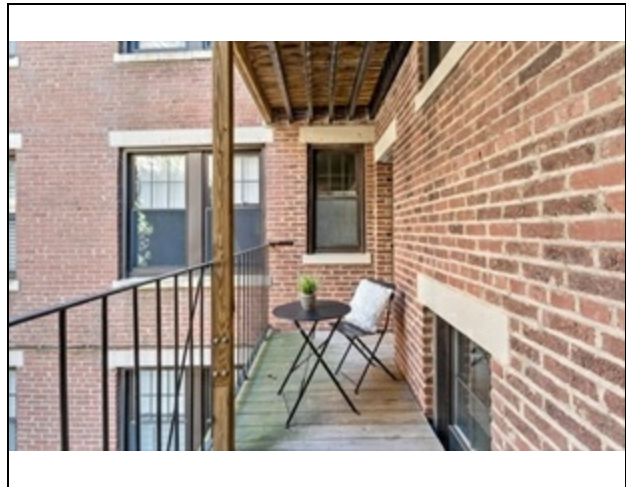
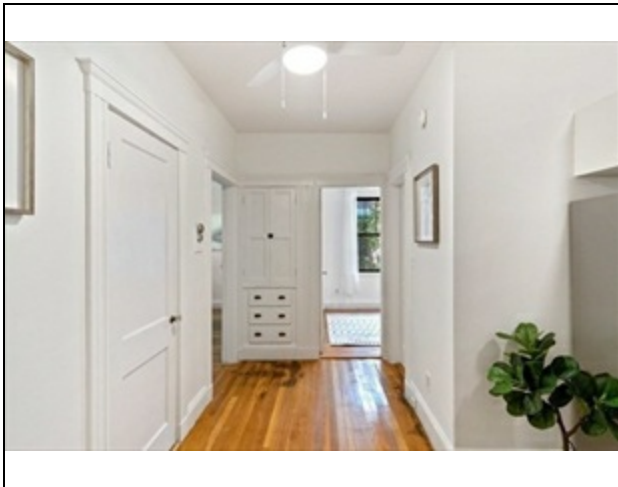
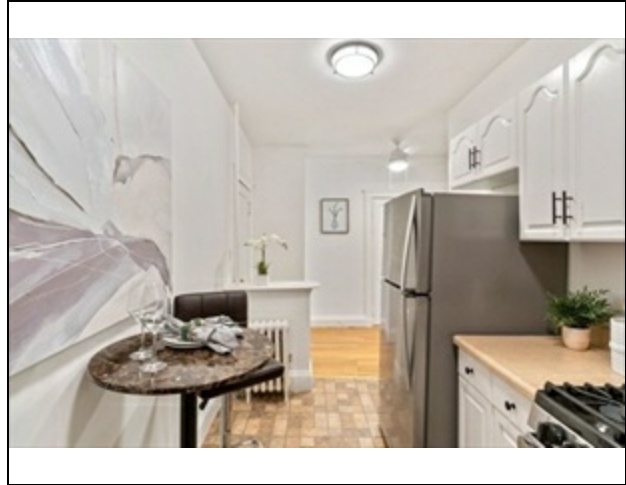
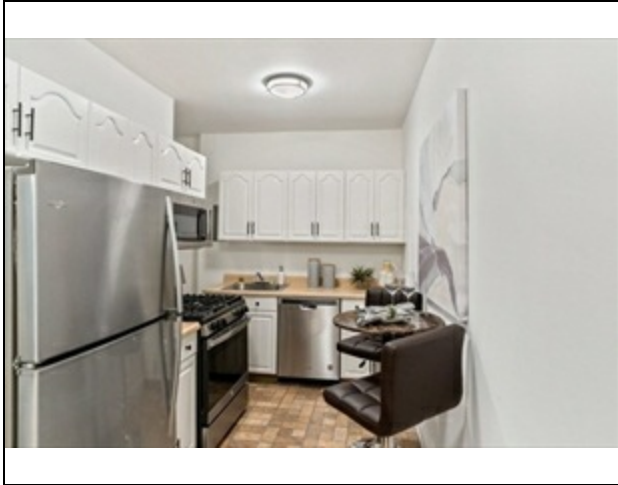
Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Condominium - Condo
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