

MLS # 72676882 - New
Condo - 2/3 Family, Shingle



28 Beals Street - Unit 1
Brookline, MA 02446
Norfolk County
Unit Placement: **Top/Penthouse**
Unit Level: **23**
Grade School: **Coolidge Corner**
Middle School:
High School: **Brookline**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features: **No**
Directions: **From Harvard Street, turn on to Beals**

List Price: **\$2,100,000**
Total Rooms: **9**
Bedrooms: **6**
Bathrooms: **2f 0h**
Master Bath: **No**
Fireplaces: **0**

Remarks

Meticulous and top quality renovation of exterior and interior. Condo in Queen Anne Victorian is a duplex comprised of the second and third floors. Unit has 6 bedrooms and 2 baths. Period features. Garage plus additional driveway parking. Spacious basement.

Property Information

Approx. Living Area: **2,668 Sq. Ft. (\$787.11/Sq. Ft.)** Approx. Acres: **0.14 (6,254 Sq. Ft.)** Garage Spaces: **1 Attached, Garage Door Opener**
Living Area Includes: Heat Zones: **Gas** Parking Spaces: **4 Deeded**
Living Area Source: **Measured** Cool Zones: **2 Central Air** Levels in Unit: **2**
Living Area Disclosures:
Disclosures: **Condominium documents are subject to approval by the Land Court Registration Department.**

Complex & Association Information

Complex Name: **26-28 Beals Street** Units in Complex: **2** Complete: **Yes** Units Owner Occupied: **0** Source: **owner**
Association: **No** Fee:
Assoc. Fee Inclds:
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	14.7X	Closet - Walk-in, Flooring - Wood, Window(s) - Bay/Bow/Box, Window(s) - Stained Glass, Balcony / Deck, Balcony - Exterior
Dining Room:	2	13.4X	-

Features

Area Amenities: **Public Transportation, Shopping, Park, House of Worship, Public School**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**
Association Pool: **No**
Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor, Exterior Access**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Master Deed, Floor Plans, Certificate of Insurance**
Electric Features: **Circuit Breakers**
Energy Features: **Insulated Windows, Storm Windows**
Exterior: **Shingles**
Exterior Features: **Porch - Enclosed, Patio, Stone Wall**
Flooring: **Wood**
Hot Water: **Natural Gas**
Insulation Features: **Full, Fiberglass, Blown In**
Interior Features: **Cable Available**
Management: **Owner Association**
Pets Allowed: **Yes**
Roof Material: **Asphalt/Fiberglass Shingles**
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**
Elevator: **No**
Disclosure Declaration: **Yes**
Exclusions:
Facing Direction: **South**
Green Certified: **No**
Lead Paint: **Unknown**
UFFI: **No** Warranty Features: **No**
Year Built/Converted: **1910/2020**
Year Built Source: **Public Record**
Year Built Desc: **Certified Historic**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2020**
Book: **0** Page: **0**
Cert:
Zoning Code: **resi**
Map: **B:051L** Block: Lot:

Office/Agent Information

Listing Office: **Sheri Leiman Real Estate** (617) 277-2015
Listing Agent: **Sheri Leiman** (617) 921-0301
Team Member(s): **Sheri Leiman** (617) 921-0301
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Call List Agent**
Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required**
Showing: Facilitator:
Special Showing Instructions: **Unit is empty and easy to show. Please call Sheri at 617-277-2015 office or 617-921-0301 cell**

Compensation
Sub-Agent: **0**
Buyer Agent: **2.5**
Facilitator: **0**
Compensation Based On: **Gross/Full Sale Price**

Firm Remarks

Owner/broker is Sheri Leiman

Market Information

Listing Date: **6/19/2020**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date:
Original Price: **\$2,100,000**
Off Market Date:
Sale Date:

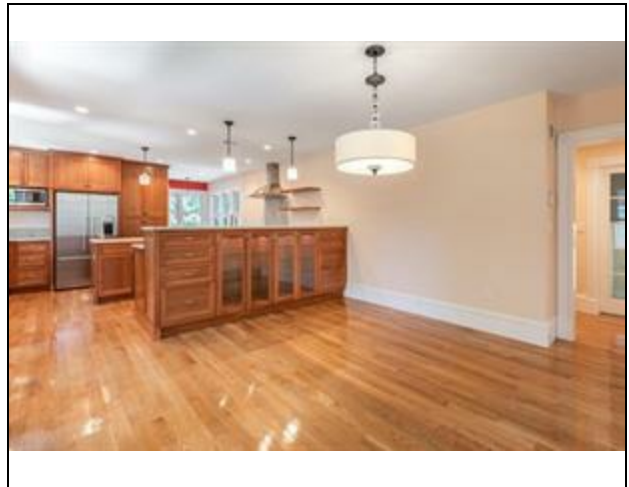
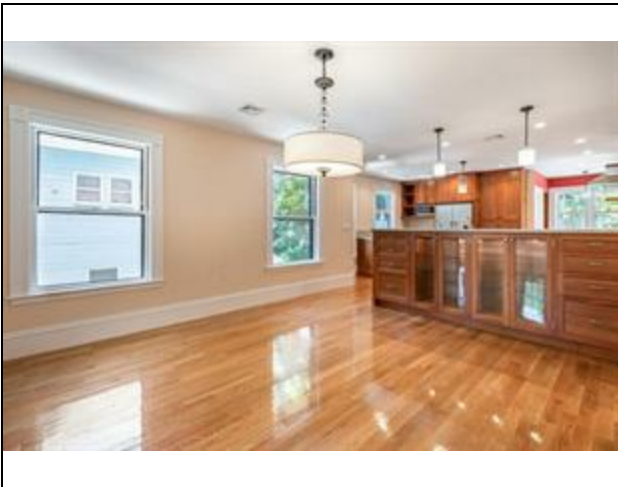
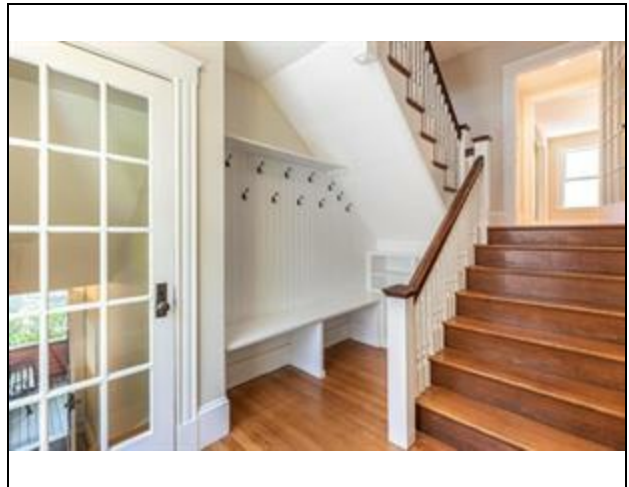
Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

Market History for 28 Beals Street U:1, Brookline, MA 02446

MLS #	Date			DOM	DTO	Price
72676882	6/19/2020	Listed for	\$2,100,000	Sheri Leiman	1	\$2,100,000
Market History for Sheri Leiman Real Estate (BB9367)				1		
Market History for this property				1		

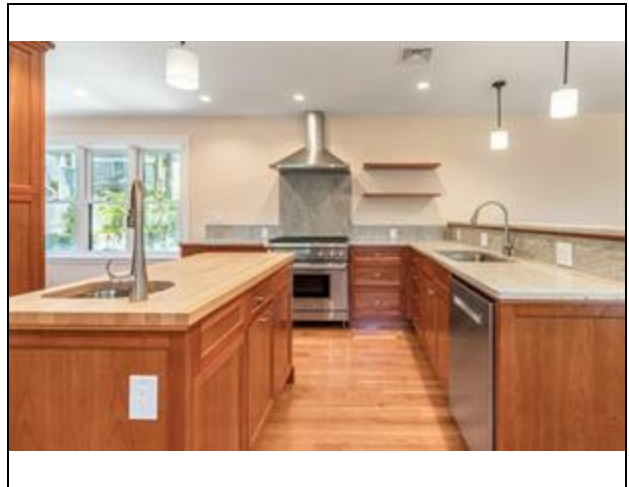
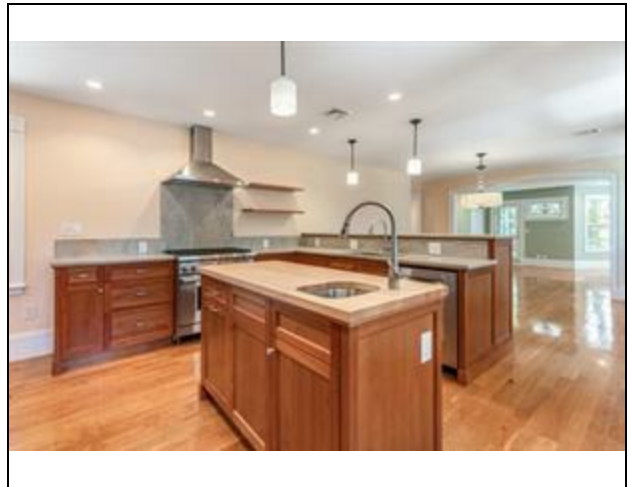
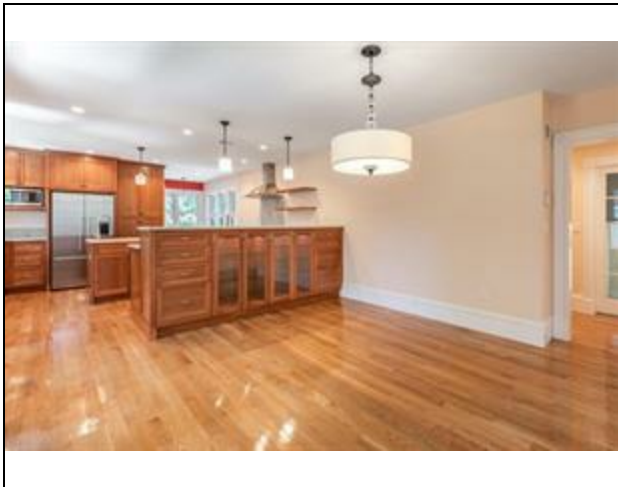
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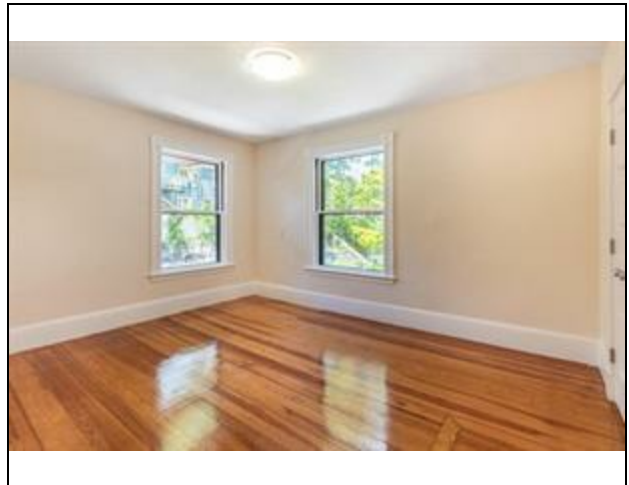
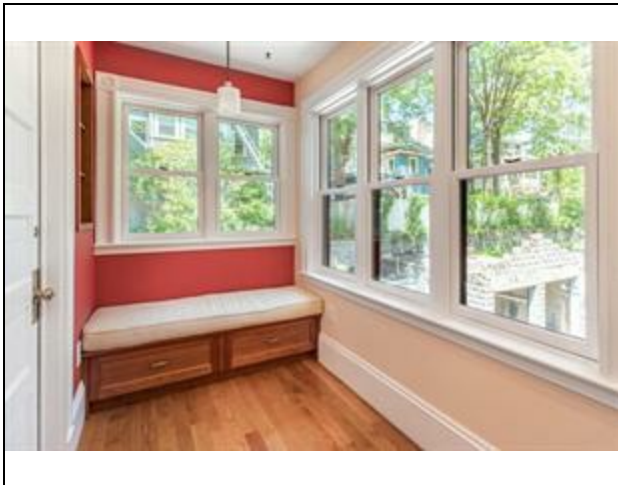
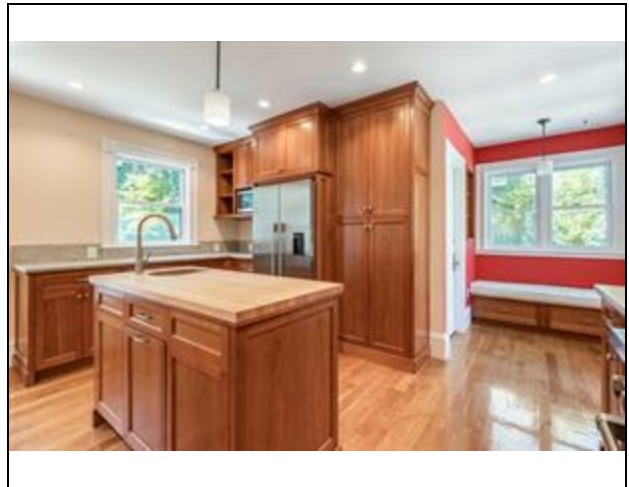
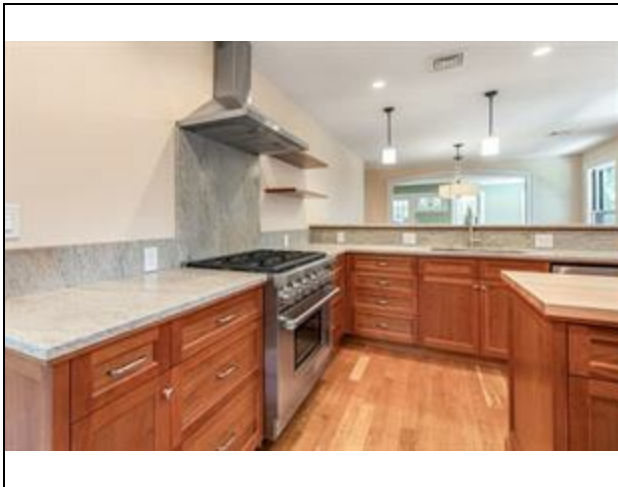
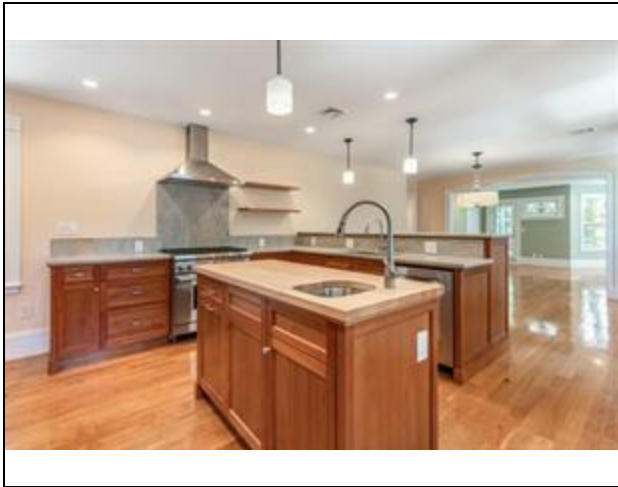
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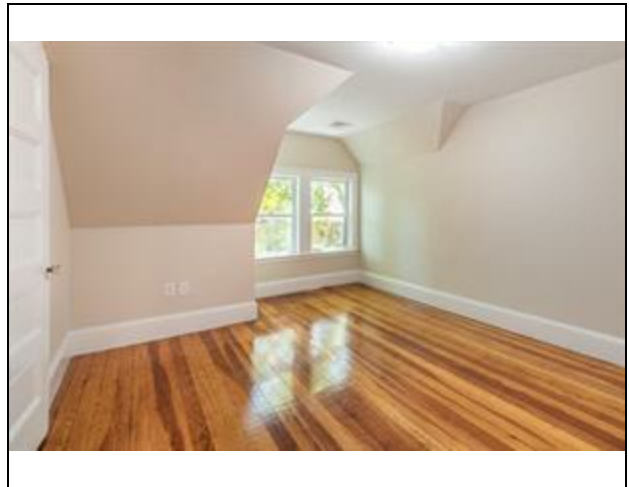
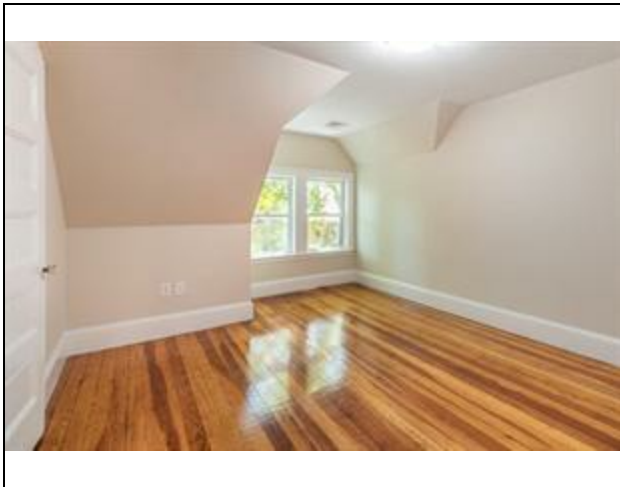
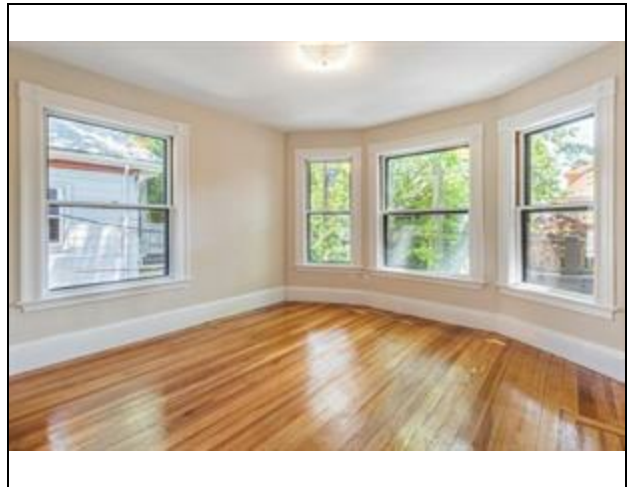
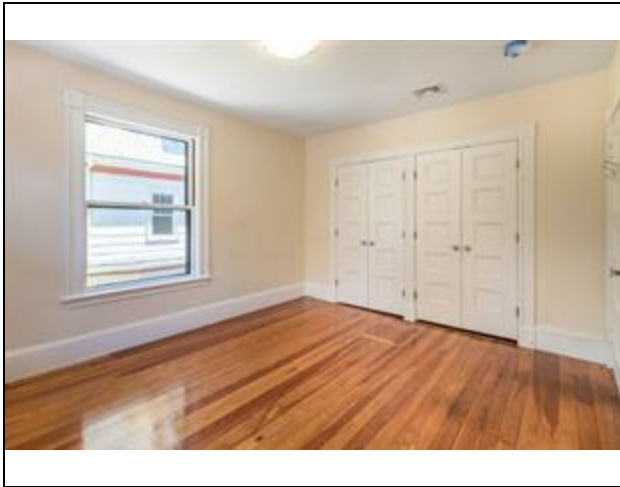
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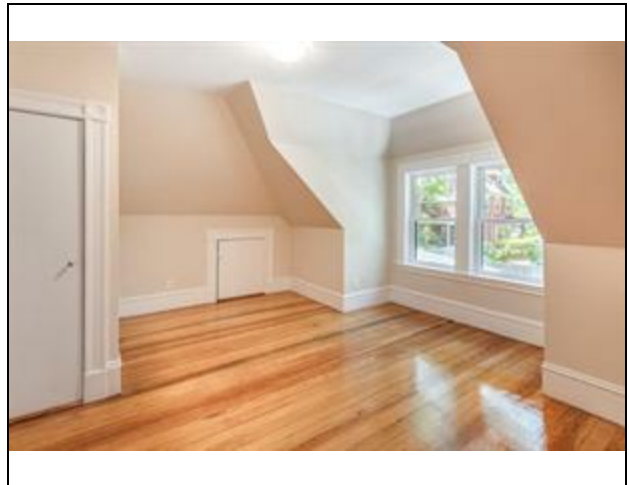
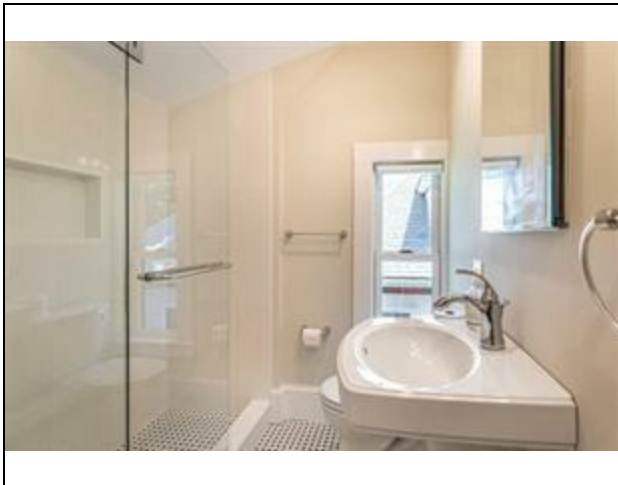
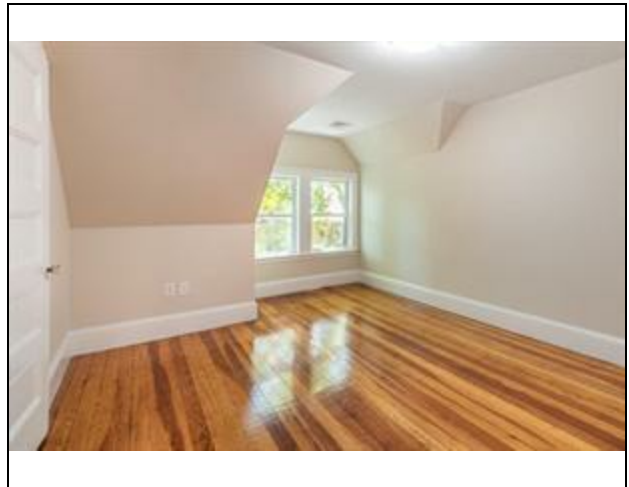
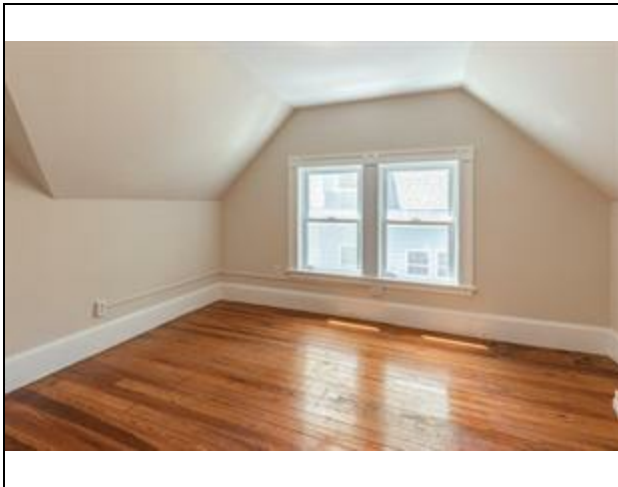
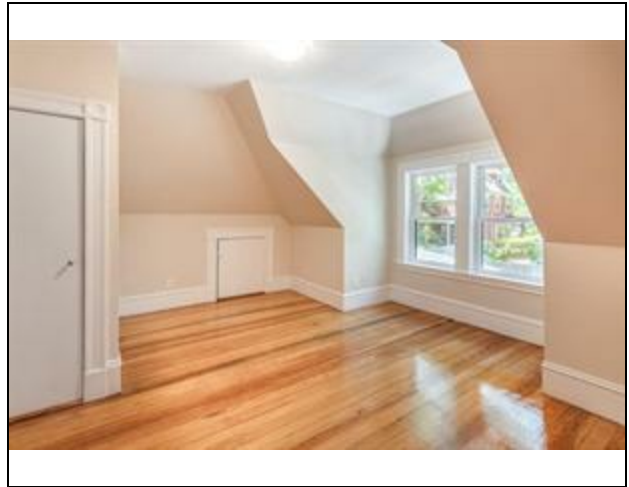
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