



Exterior - Front

### MLS # 72994285 - New

### Condo - Brownstone

231 West Newton - Unit 4  
 Boston, MA: Back Bay, 02116  
 Suffolk County  
 Unit Placement: **Upper**  
 Unit Level: **2**  
 Grade School: **BPS**  
 Middle School: **BPS**  
 High School: **BPS**  
 Outdoor Space Available: **No**  
 Handicap Access/Features: **No**  
 Directions: **Huntington or Columbus to W Newton. Directly abutting the Southwest Corridor.**

List Price: **\$769,000**  
 Total Rooms: **3**  
 Bedrooms: **1**  
 Bathrooms: **1f 0h**  
 Main Bath: **No**  
 Fireplaces: **1**  
 Approx. Acres:

### Remarks

Picture perfect location for this 2nd floor end unit, directly abutting the Southwest Corridor with tree and skyline views from every direction. High ceilings throughout, this efficient and spacious 1BR unit serves as the perfect pied-à-terre or owner occupied home, with easy access to the best restaurants and entertainment the South End and Back Bay can offer. Open and updated kitchen with breakfast bar, plus large dining area w/ fireplace open to living room. In unit laundry and large walk-in closet. Professionally managed association, so just lock up and head out on your adventures with peace of mind. A quick walk down the beautiful Southwest Corridor Park to Back Bay Station, easy access to Fenway Park, Copley Place, Newbury Street and so much more!

### Property Information

Approx. Living Area Total: **727 SqFt (\$1,057.77/SqFt)**  
 Approx. Above Grade: **727 SqFt**  
 Living Area Disclosures:  
 Living Area Includes Below-Grade SqFt: **No**  
 Approx. Below Grade:  
 Living Area Source: **Field Card**  
 Levels in Unit: **1**

Heat Zones: **Electric**  
 Parking Spaces: **0 On Street Permit**  
 Disclosures:  
 Cool Zones: **None**  
 Garage Spaces: **0**

### Complex & Association Information

Complex Name:  
 Association: **Yes** Fee: **\$420.04 Monthly**  
 Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Management Fee**  
 Special Assessments: **No**  
 Units in Complex: **5** Complete: **Yes**  
 Units Owner Occupied: **5** Source: **Owner**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	29X19	Fireplace, Flooring - Wood, Open Floor Plan
Kitchen:	1		Flooring - Wood, Countertops - Stone/Granite/Solid, Open Floor Plan, Recessed Lighting, Peninsula, Lighting - Pendant
Main Bedroom:	1	12X14	Ceiling Fan(s), Closet, Flooring - Wood
Bath 1:	1	5X8	Bathroom - Full, Bathroom - Tiled With Tub & Shower
Laundry:	1		-

### Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Medical Facility, Bike Path, Highway Access, House of Worship, Private School, Public School, T-Station, University, Other (See Remarks)**  
 Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Association Pool: **No**  
 Basement: **No**  
 Beach: **No**  
 Construction: **Brick**  
 Docs in Hand: **Unit Deed**  
 Exterior: **Brick**  
 Flooring: **Wood**  
 Management: **Professional - Off Site**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Terms: **Contract for Deed**  
 Utility Connections: **for Electric Range**  
 Waterfront: **No**  
 Water View: **No**

### Other Property Info

Adult Community: **No**  
 Elevator: **No**  
 Disclosure Declaration: **No**  
 Exclusions:  
 Laundry Features: **In Unit**  
 Lead Paint: **Unknown**  
 UFFI: **No** Warranty Features: **No**  
 Year Built/Converted: **1899**  
 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 #: **0400964008**  
 Assessed: **\$757,600**  
 Tax: **\$8,314** Tax Year: **2022**  
 Book: **60391** Page: **170**  
 Cert:  
 Zoning Code: **RES**  
 Map: Block: Lot:

### Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**  
 Facilitator: **1**  
 Compensation Based On: **Net Sale Price**

### Office/Agent Information

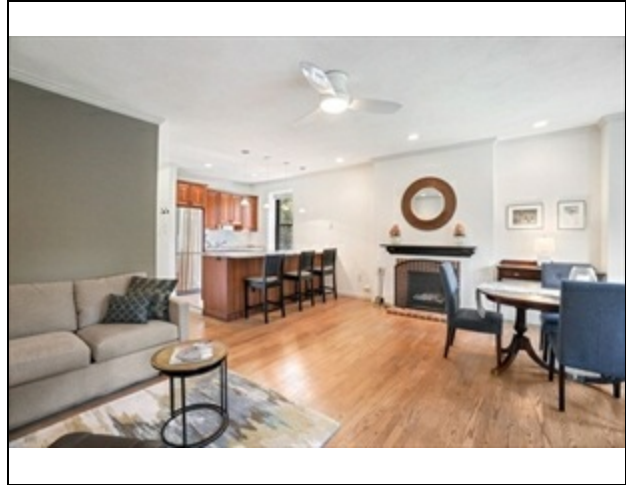
Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800  
 Listing Agent: **ResCo Team (617) 817-1813**  
 Team Member(s): **Timothy Deihl (617) 817-1813**  
 Sale Office:  
 Sale Agent:  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Appointment Required**  
 Showing: Facilitator: **Appointment Required**  
 Special Showing Instructions: **email Tim Deihl at DeihlRE@gmail.com for all showing requests.**

### Market Information

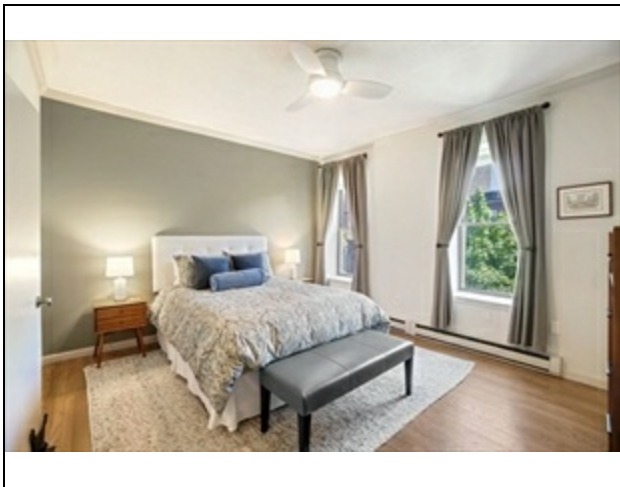
Listing Date: **6/8/2022**  
 Days on Market: Property has been on the market for a total of **0** day(s)  
 Expiration Date:  
 Original Price: **\$769,000**  
 Off Market Date:  
 Sale Date:  
 Listing Market Time: MLS# has been on for **0** day(s)  
 Office Market Time: Office has listed this property for **0** day(s)  
 Cash Paid for Upgrades:  
 Seller Concessions at Closing:



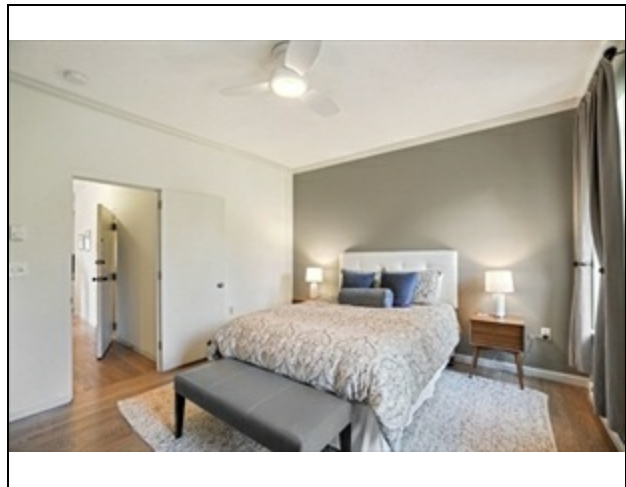
**Exterior - Front**



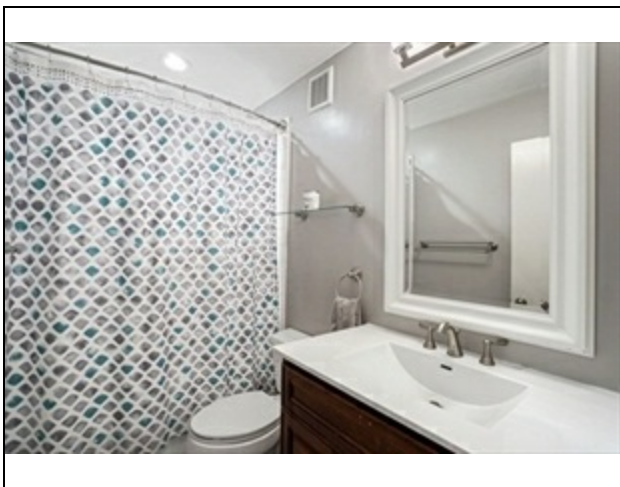
**Living Room**



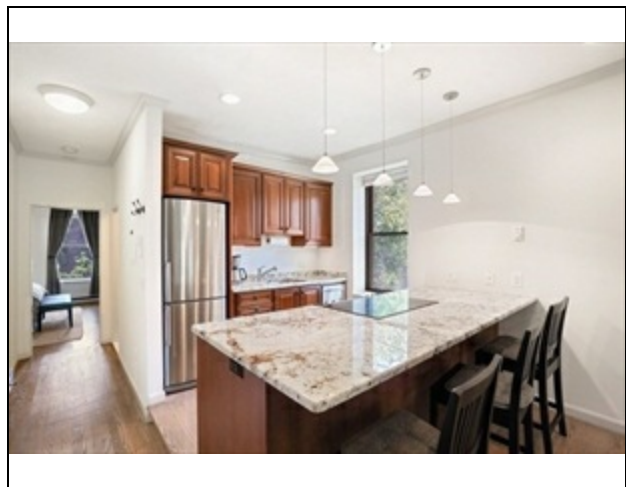
**Bedroom**



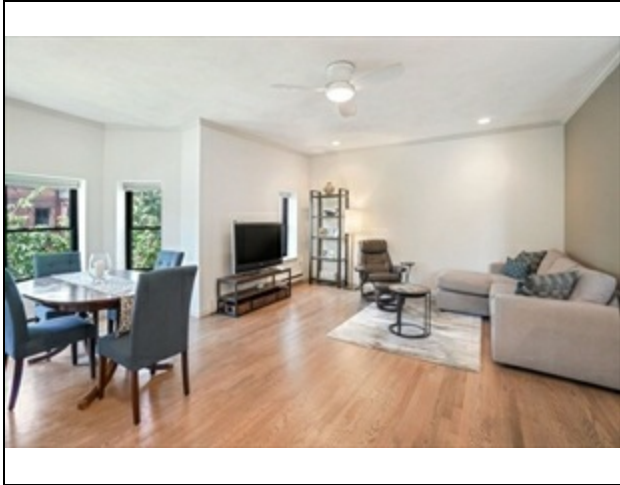
**Bedroom**



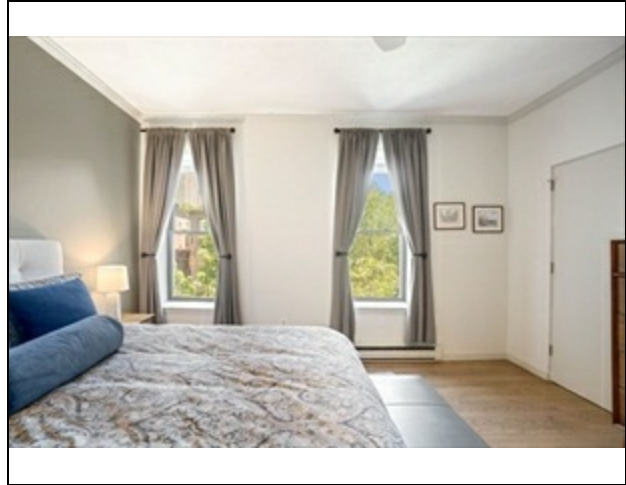
**Bathroom**



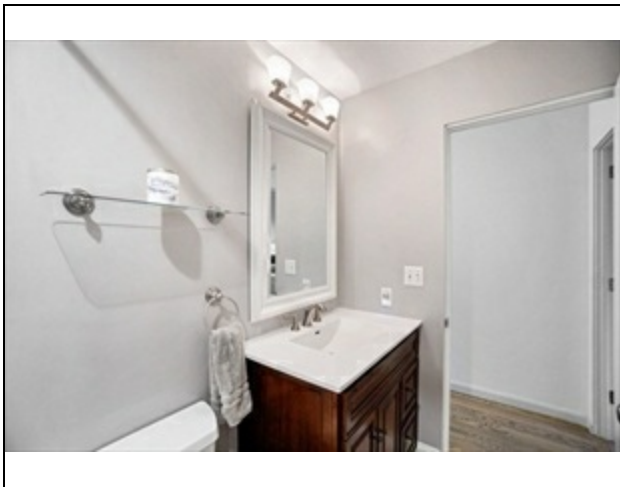
**Kitchen**



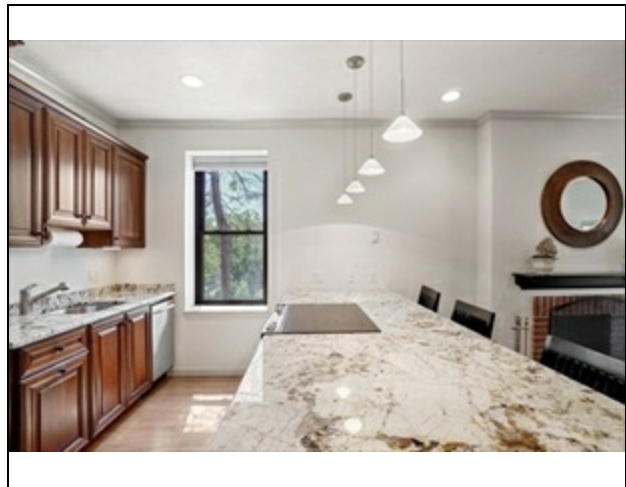
**Living/Dining Room Combo**



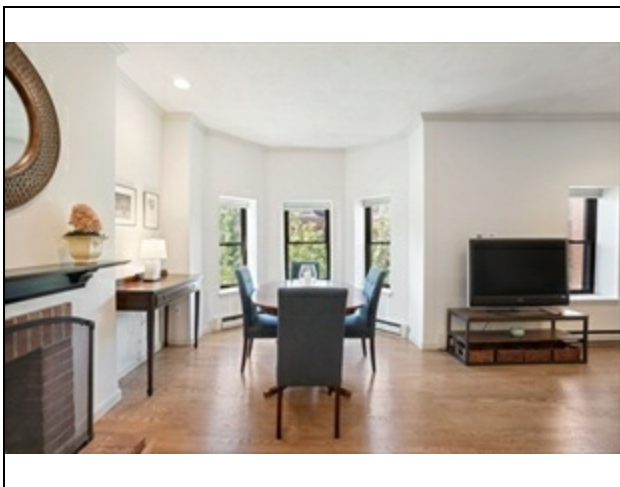
**Bedroom**



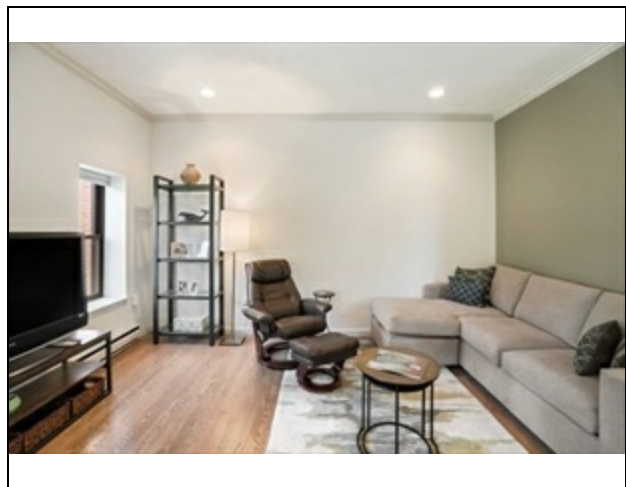
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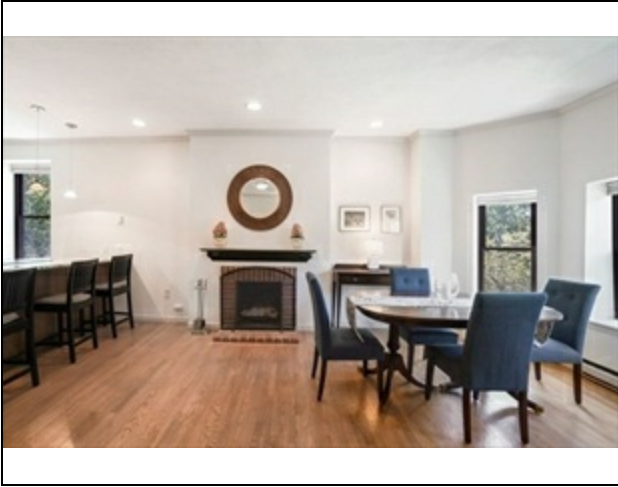
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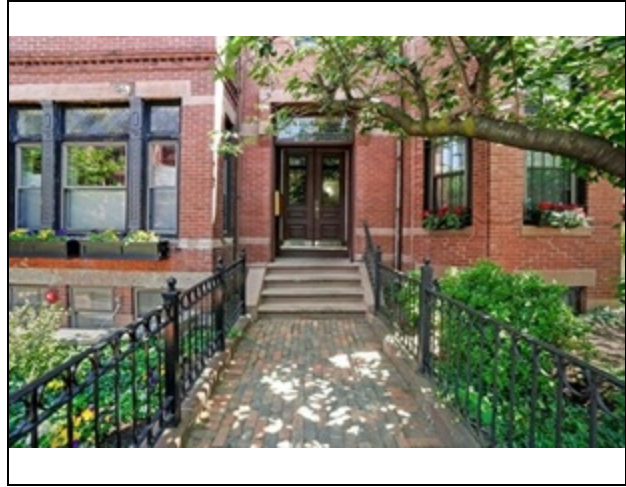
**Living/Dining Room Combo**



**Living Room**



Living/Dining Room Combo



Exterior - Front



Exterior - Side



Exterior - Side

