



MLS # 72779457 - Active

Condo - Brownstone

30 Edgerly - Unit 3

Boston, MA 02115

Suffolk County

Unit Placement: **Upper**

Unit Level: **2**

Grade School: **BPS**

Middle School: **BPS**

High School: **BPS**

Outdoor Space Available: **Yes - Private**

Handicap Access/Features:

Directions: **Westland Ave to Edgerly Road**

List Price: **\$989,000**

Total Rooms: **5**

Bedrooms: **2**

Bathrooms: **1f 0h**

Master Bath: **No**

Fireplaces: **0**

Remarks

TWO DEEDED (not tandem) off street parking spaces and a prime, tree-lined location highlight this modern, thoughtfully designed 2 bedroom, 1 bathroom condo. Just a 1 minute walk to Whole Foods, and steps to Copley Square & public transportation. Features include central air, updated kitchen with granite & stainless steel appliances, and a sun-filled open layout living room. There are two spacious bedrooms with large custom closets, plus a modern bathroom. Welcoming entryway and short walk up to the unit, this condo is perfect for an owner occupant or investor, it was previously renting furnished for \$4200/mo, plus additional income for parking.

Property Information

Approx. Living Area: **840 Sq. Ft. (\$1,177.38/Sq. Ft.)**

Living Area Includes:

Living Area Source: **Field Card**

Living Area Disclosures:

Disclosures:

Approx. Acres:

Heat Zones: **Forced Air**

Cool Zones: **Central Air**

Garage Spaces: **0**

Parking Spaces: **2 Off-Street, Deeded**

Levels in Unit: **1**

Complex & Association Information

Complex Name:

Units in Complex: **4** Complete:

Units Owner Occupied: **2** Source: **owner**

Association: **Yes** Fee: **\$170 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Exterior Access, Open Floor Plan, Stainless Steel Appliances
Master Bedroom:	1		Closet, Flooring - Hardwood
Bedroom 2:	1		Closet - Cedar, Flooring - Hardwood
Bath 1:	1		Bathroom - Tiled With Tub & Shower
Laundry:	1		-

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Laundromat, Bike Path, Highway Access, T-Station**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**

Basement: **No**

Beach: **No**

Docs in Hand: **Unit Deed**

Exterior: **Brick**

Exterior Features: **Deck**

Flooring: **Wood, Tile**

Management: **Owner Association**

Roof Material: **Rubber**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Gas Dryer**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Seller personal items.**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1899**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **0401432006**

Assessed: **\$728,100**

Tax: **\$7,835** Tax Year: **2021**

Book: **39005** Page: **46**

Cert:

Zoning Code: **RES**

Map: Block: Lot:

Office/Agent Information

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

Listing Agent: **ResCo Team** (617) 817-1813

Team Member(s): **Amy Butterworth** (585) 820-8447; **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: **Call List Agent, Appointment Required**

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

Special Showing Instructions: **Please contact amy.butterworth@sothebysrealty.com**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Market Information

Listing Date: **1/27/2021**

Days on Market: Property has been on the market for a total of **14** day(s)

Expiration Date:

Original Price: **\$989,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **14** day(s)

Office Market Time: Office has listed this property for **14** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing: