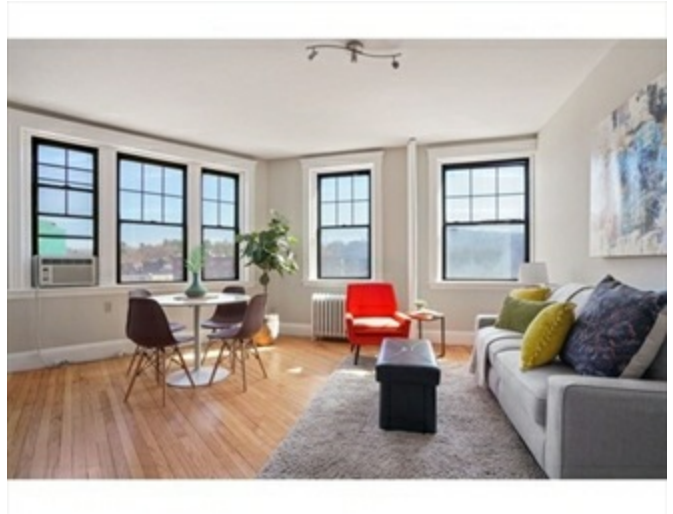


2 Sutherland Road - Unit 34
Boston, MA 02135
Condo

MLS #: **72803127** Status: **New**
List Price: **\$499,000**
List Date: **3/24/2021**
Area: **Brighton's Cleveland Circle** Off Market Date:
List\$/Sq. Ft.: **\$597.60**
Days on Market (Total): **0** Days on Market (Office): **0**

Property Features

Rooms: **4** Style: **Mid-Rise**
Bedrooms: **2** Type: **Condo**
Baths: **1f 0h** Unit Level: **3**
Master Bath: **No** Placement: **Upper, Corner**
Fireplaces: **0** Approx. Living Area: **835 Sq. Ft.**
Year Built: **1950** Outdoor Space Avail: **Yes - Common**
Units: **108** Garage: **0**
Elevator: **Yes** Parking: **0 On Street Permit**
Handicap Access/Features:
Association: **Yes** Fee: **\$649.29**
Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Swimming Pool, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Garden Area, Management Fee**



Room Descriptions

Room	Level	Size	Features
Living Room:	3	-	-
Dining Room:	3	-	-
Kitchen:	3	-	-
Master Bedroom:	3	-	-
Bedroom 2:	3	-	-
Bath 1:	3	-	-
Laundry:	1	-	-
Entry Hall:	-	-	-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Basement: **No**
Cooling: **Window AC**
Exclusions:
Exterior Features: **Garden Area**
Facing Direction:
Heating: **Central Heat**
Interior Features: **Intercom**
Lead Paint: **Unknown**
Living Area Disclosures: **Public records shows as 1BR, however true 2BR layout.**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Remarks

Sunlit two bedroom corner unit with large windows and flowing floor plan. One main bedroom and another for guests/roommate or the perfect space for a home office. High ceilings and hardwood floors throughout. Updated kitchen with plenty of storage and brand new appliances. Beautiful, brand new, meticulously renovated bathroom. Laundry conveniently located in the building and rental parking available in the area. Well managed elevator building with on-site management - condo fees include heat, hot water, sewer/water, management and maintenance and more! Outdoor space and BBQ area plus inground swimming pool for residents and their guests. Steps to the Chestnut Hill Reservoir, Boston College, many area restaurants and coffee shops - close to the B, C, and D lines and all points in and out of Boston.

Tax Information

2021 Taxes: \$3,824 Assessment: **\$355,900** Cert: Zoning Code: **RES**
Pin #: **2102352078** Map: Block: Lot: Book: **999** Page: **999**

Listing Information

Directions: **Beacon Street to Sutherland Road.**
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:
Disclosures:
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
Original Price: **\$499,000**
Sub-Agent Comp: **Not Offered**
Buyer Agent Comp: **2.5**
Facilitator Comp: **1**
Compensation Based On: **Net Sale Price**

