



Kitchen

MLS # 73108887 - New

Condo - Low-Rise

135 Beaconsfield Road - Unit 2
Brookline, MA: Beaconsfield, 02445
Norfolk County

List Price: **\$1,450,000**

Unit Placement: **Corner**
Unit Level: **2**
Grade School: **BPS**
Middle School: **BPS**
High School: **BPS**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **Dean Road to Beaconsfield**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **2f 0h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Acres:

Remarks

Truly magnificent sunny corner unit, completely rehabbed and reimagined with modern architecturally crafted layout plus incredible designer finishes. This open concept unit provides breakfast bar, full dining room and spacious living room with fireplace. High end kitchen finishes, including custom cabinetry expanding seamlessly into the dining room. 2 full bedrooms and 2 full baths, plus a 3rd flex-use bedroom; remove the wall to create an open den or keep closed for a private bedroom-like / office area. One assigned parking space, but also incredible public transit access, tucked perfectly in between the C and D lines. Homes like this, so thoughtfully and meticulously designed, rarely come on the market.

Property Information

Approx. Living Area Total: **1,575 SqFt (\$920.63/SqFt)**
Approx. Above Grade: **1,575 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: **2 Heat Pump**
Parking Spaces: **1 Off-Street**

Cool Zones: **2 Central Air**
Garage Spaces: **0**

Disclosures: **Master deed shows 2BRs, however extensive renovation created 3rd bedroom area with removable wall panels to create open den, or keep closed for private office/den/3rd bedroom. Ask agent about capital improvement plan being discussed among association.**

Complex & Association Information

Complex Name: **Beaconsfield Condominium**

Units in Complex: **27** Complete: **Yes**

Units Owner Occupied: **22** Source: **Owner**

Association: **Yes** Fee: **\$957 Monthly**

Assoc. Fee Incls: **Hot Water, Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Management Fee**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14'7X20	Fireplace, Flooring - Wood
Dining Room:	1	15'5X13'9	Closet/Cabinets - Custom Built, Flooring - Wood, Open Floor Plan
Kitchen:	1	9'4X13'10	Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Open Floor Plan, Stainless Steel Appliances, Wine Chiller, Gas Stove, Peninsula
Main Bedroom:	1	15'4X12'9	Bathroom - Full, Closet - Walk-in, Closet/Cabinets - Custom Built
Bedroom 2:	1	12X13'11	Closet, Flooring - Wood
Bath 1:	1	5'1X9'2	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	1		-
Den:	1	12'8X9'4	Flooring - Wood

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, House of Worship, Private School, Public School, T-Station, University, Other (See Remarks)**

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Refrigerator - Wine Storage, Vent Hood**

Association Pool: **No**

Assoc. Security: **Intercom**

Basement: **Yes Unfinished Basement**

Beach: **No**

Construction: **Brick**

Docs in Hand: **Master Deed, Rules & Regs, Floor Plans**

Exterior: **Brick**

Exterior Features: **Professional Landscaping**

Flooring: **Wood**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty

Features: **No**

Year Built/Converted: **1915**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **225-66-01**

Assessed: **\$1,071,200**

Tax: **\$7,536** Tax Year: **2023**

Book: **36928** Page: **174**

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) 825-0800

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: **Please email Tim.Deihl@GibsonSIR.com with all inquiries.**

Market Information

Listing Date: **5/9/2023**

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

Expiration Date:

Original Price: **\$1,450,000**

Off Market Date:

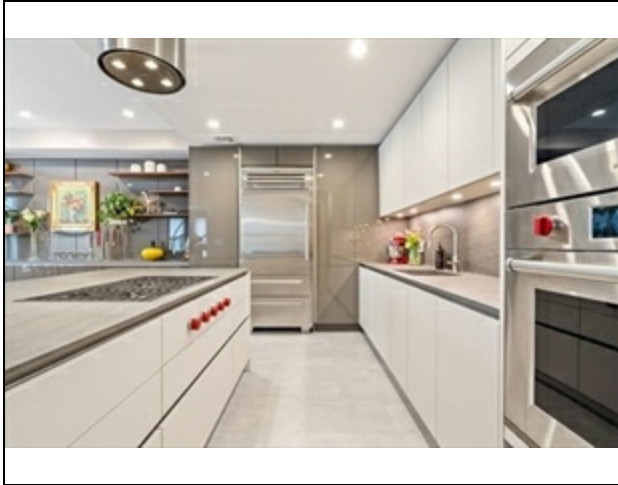
Sale Date:

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:

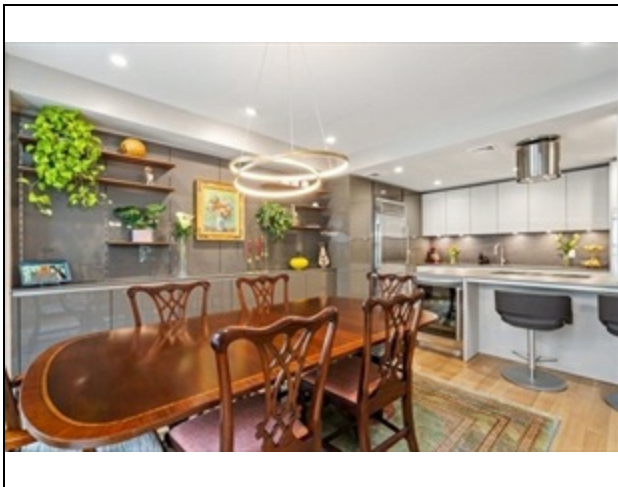
Seller Concessions at Closing:



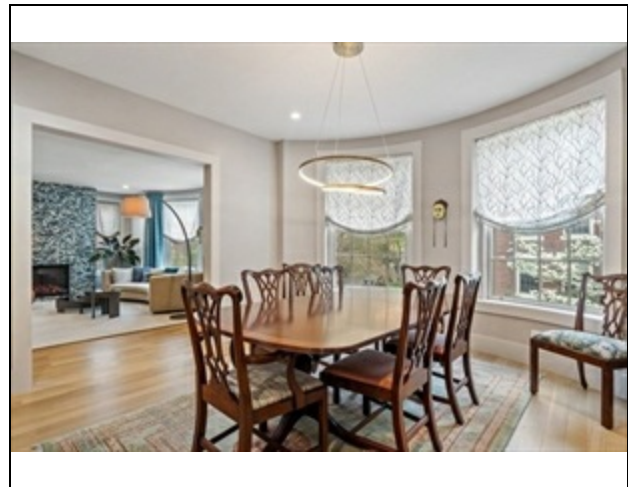
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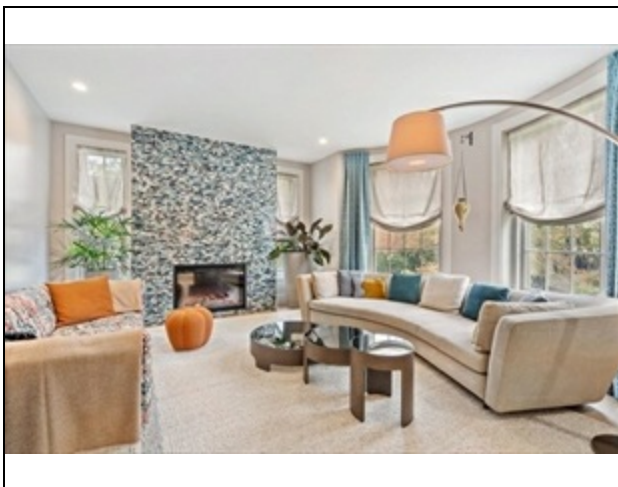
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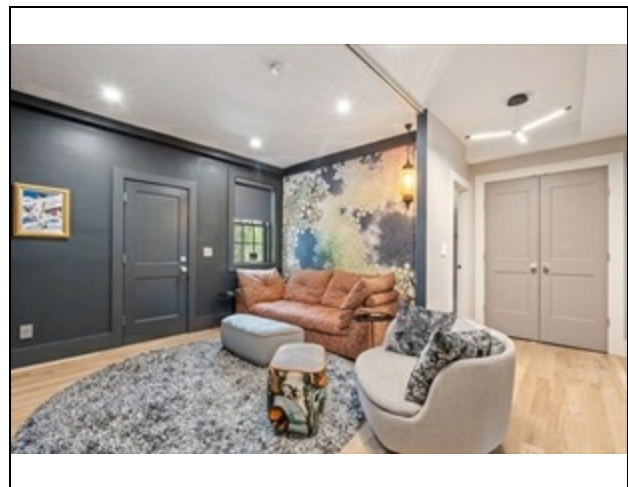
Dining Room



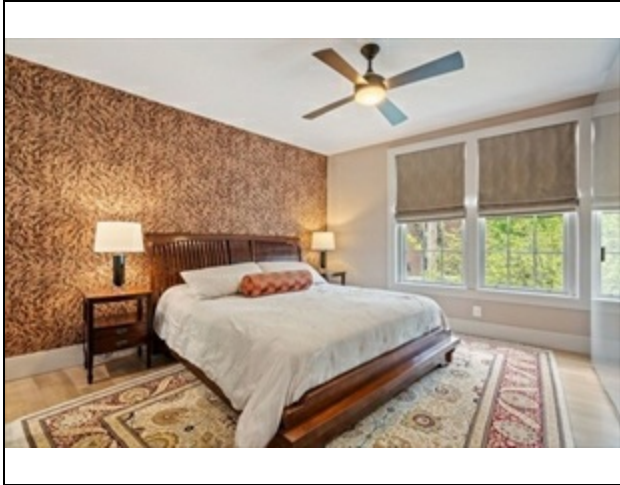
Dining Room



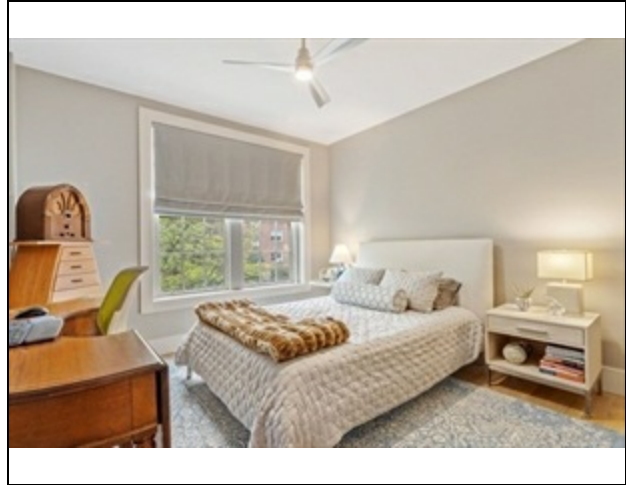
Living Room



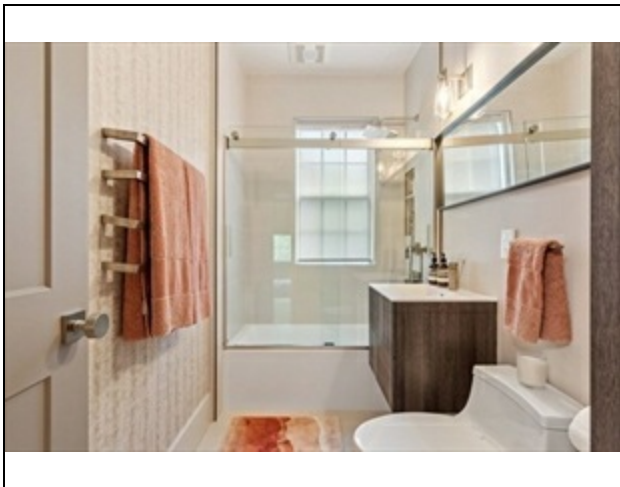
Den



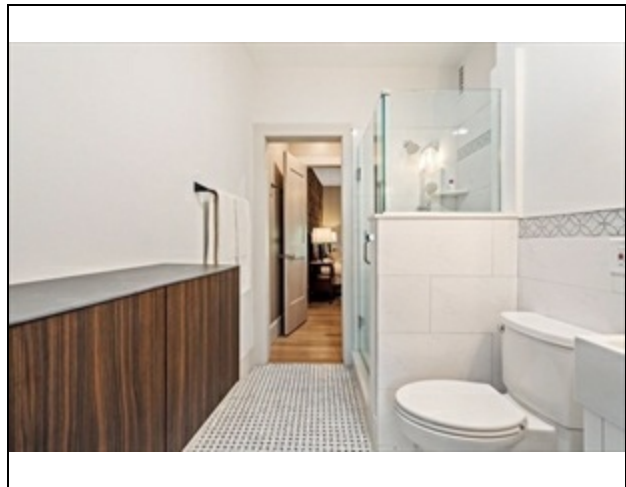
Bedroom - Main



Bedroom



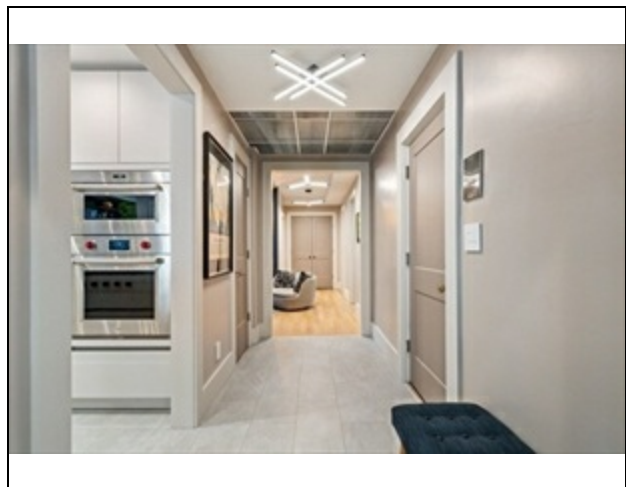
Bathroom - Full



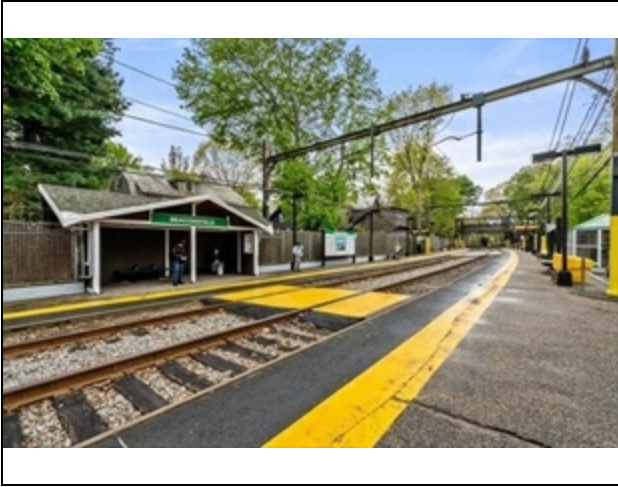
Bathroom - Main



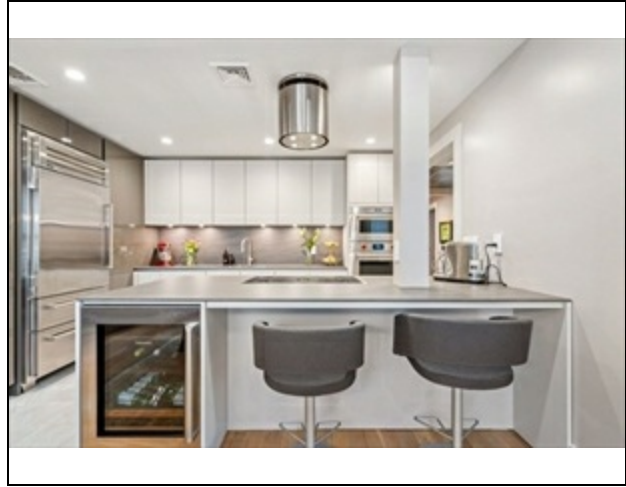
Garden



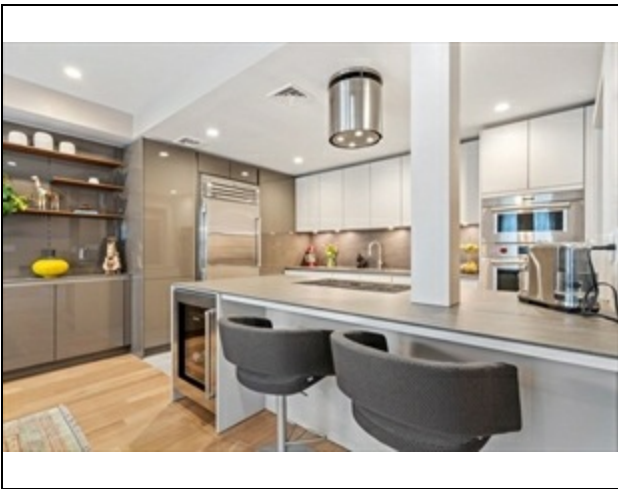
Hallway



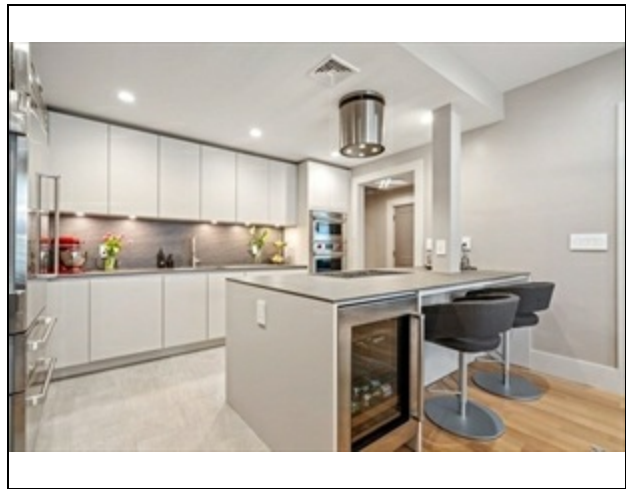
Nearby



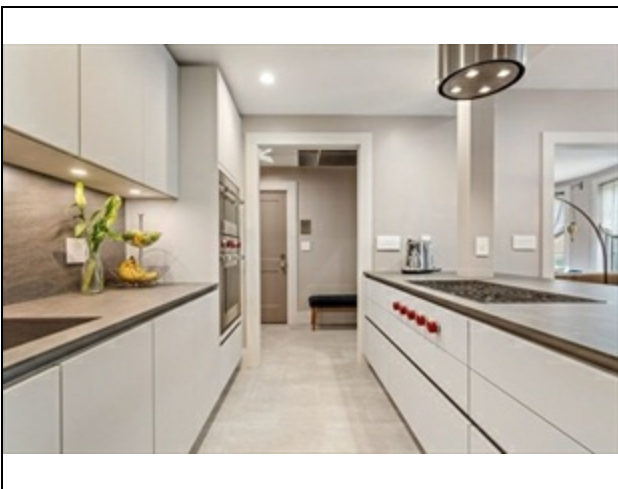
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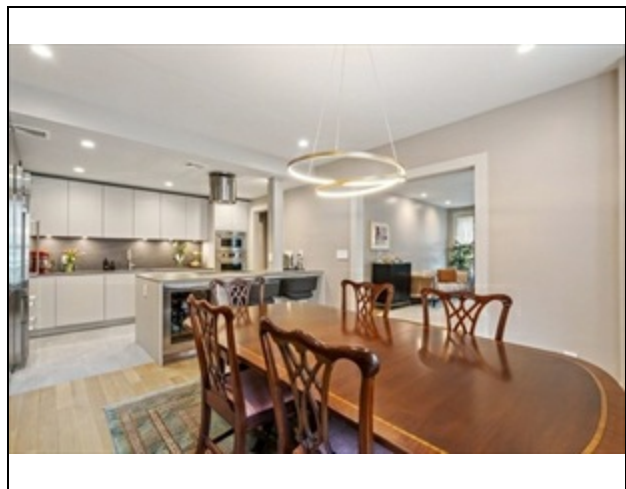
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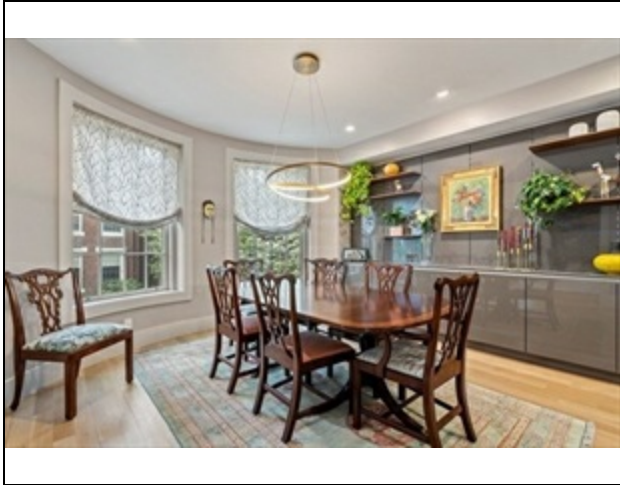
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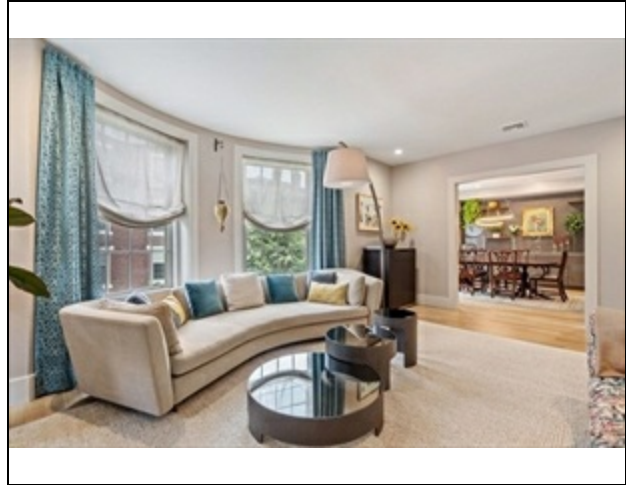
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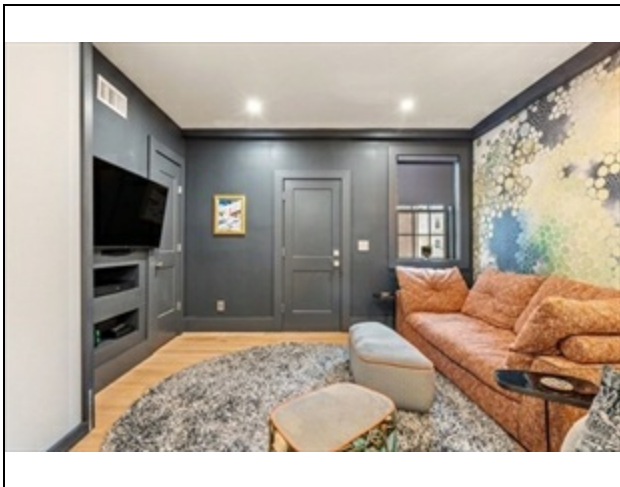
Dining Room



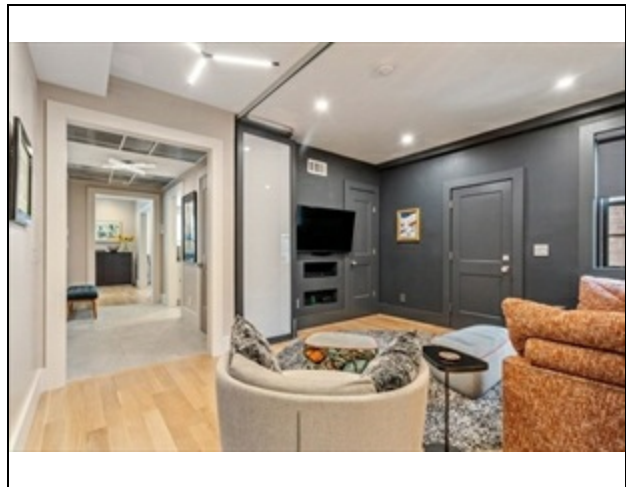
Dining Room



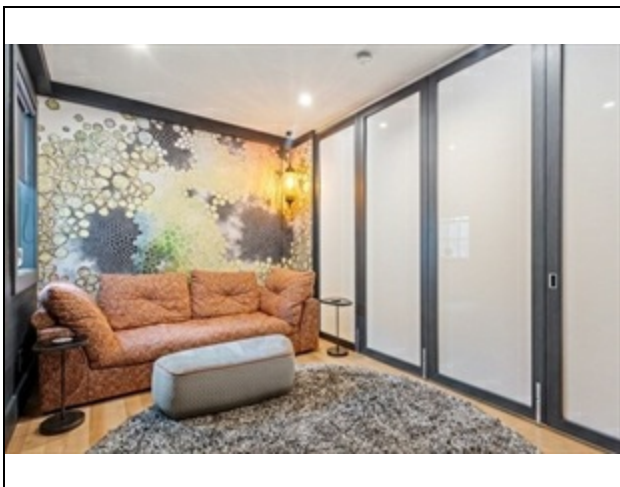
Living Room



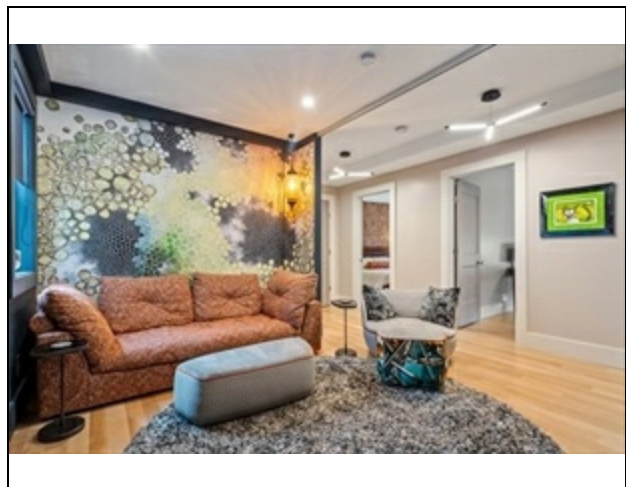
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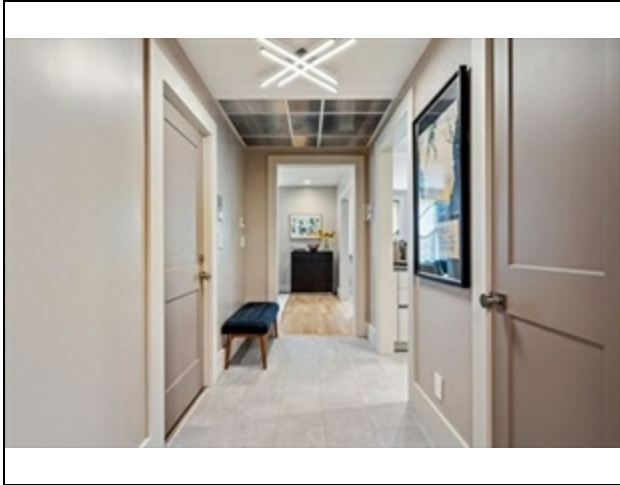
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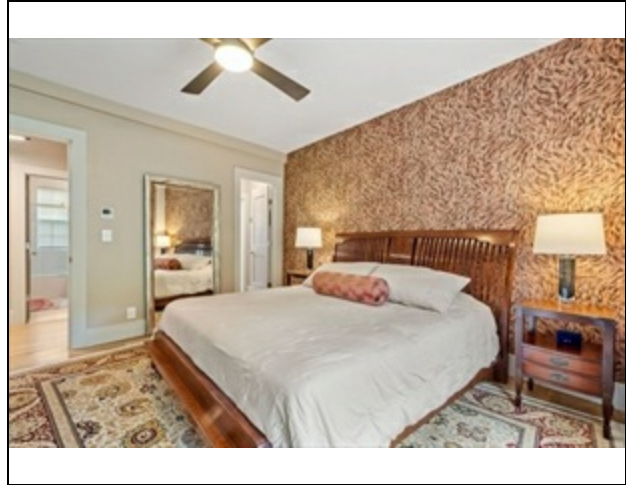
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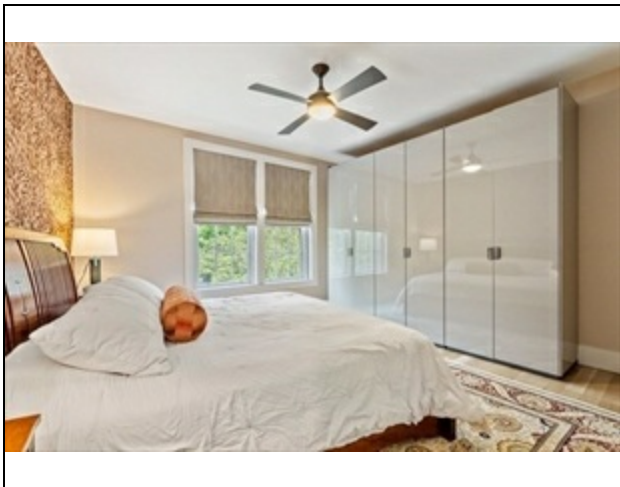
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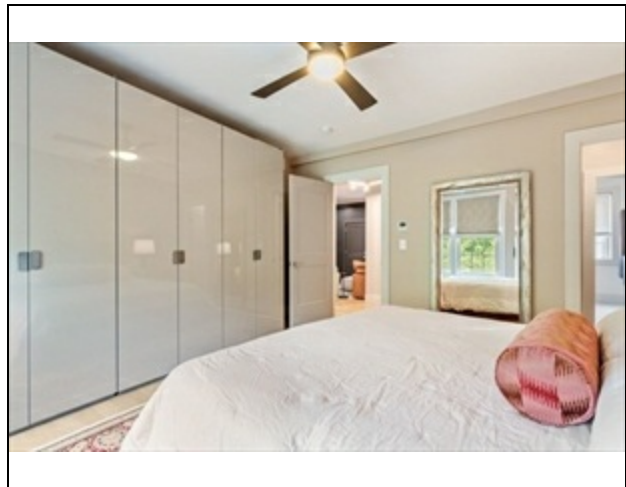
Hallway



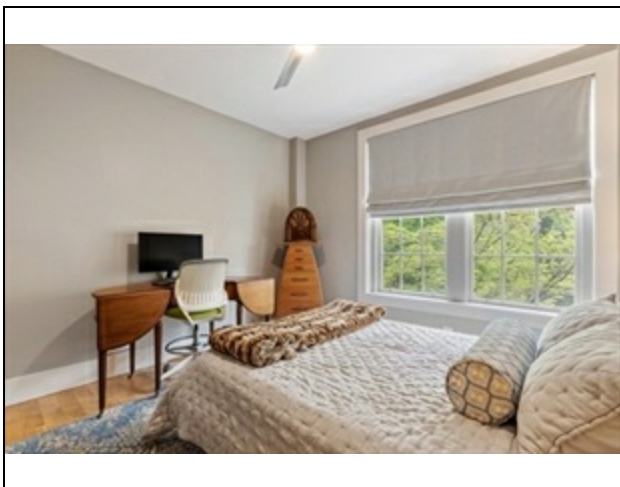
Bedroom - Main



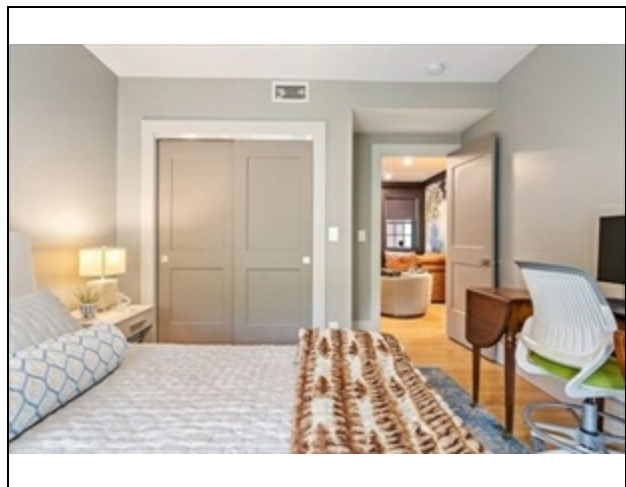
Bedroom - Main



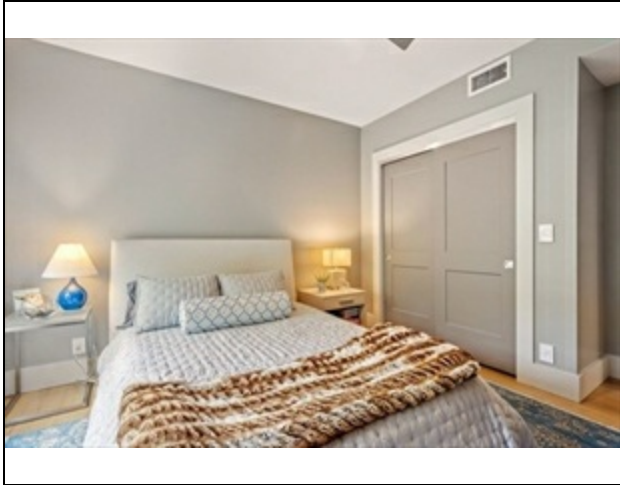
Bedroom - Main



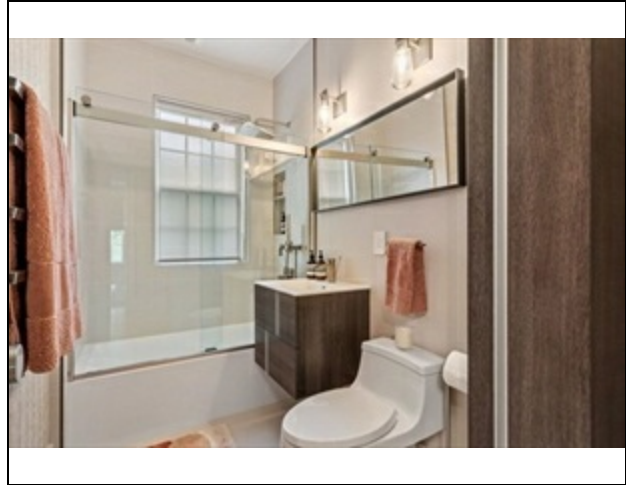
Bedroom



Bedroom



Bedroom



Bathroom - Full