



Living Room

MLS # 73205796 - New

Condo - 2/3 Family

379 Pond Avenue - Unit B
Brookline, MA 02445
Norfolk County

List Price: \$699,000

Unit Placement: **Upper**
Unit Level: **2**
Grade School: **Lincoln**
Middle School: **Lincoln**
High School: **Brookline HS**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features: **No**
Directions: **Near the corner of Jamaica Road and Pond Avenue, across from Emerald Necklace.**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **1f 0h**
Main Bath: **No**
Fireplaces: **1**
Approx. Acres:

Remarks

City amenities surrounded by nature w/ this lovely 2BR PLUS office including garage parking. This sunny, top floor condo is directly across from the Emerald Necklace & Olmsted Park, & adjacent to more open outdoor amenities like Jamaica Pond & the playground at Downes Field. Plenty of architectural charm, including built-in cabinet plus beautiful hardwood floors throughout! Built-in bookcase, diamond-pane windows and fireplace create a cozy living room. Kitchen finishes include granite countertops and birch cabinets + private laundry. Two sizable bedrooms plus a bonus sunroom perfect for a home office or guest bedroom. Exclusive rights to attic space above for storage or expansion. Loads of outdoor space with a private covered deck and large shared yard, perfect for gardening and grilling. Two parking spaces, one in the garage! So many amazing amenities directly out your front door, plus shopping, restaurants, public transportation "D" line and more...

Property Information

Approx. Living Area Total: **1,125 SqFt (\$621.33/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Field Card**
Approx. Above Grade: **1,125 SqFt** Approx. Below Grade: Levels in Unit: **1**
Living Area Disclosures:
Heat Zones: **1 Hot Water Radiators, Gas** Cool Zones: **0 None**
Parking Spaces: **1 Off-Street, Tandem** Garage Spaces: **1 Detached**
Disclosures: **Sears kit garage as-is. Windows are older, couple of broken panes.**

Complex & Association Information

Complex Name: Units in Complex: **2** Complete: **Yes** Units Owner Occupied: **2** Source: **Owner**
Association: **Yes** Fee: **\$300 Monthly**
Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Reserve Funds**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12X13'6	Wood / Coal / Pellet Stove, Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Hardwood
Dining Room:	1	13'6X11'9	Closet/Cabinets - Custom Built, Flooring - Hardwood
Kitchen:	1	12X10'3	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Stainless Steel Appliances
Main Bedroom:	1	11'9X11'8	Closet, Flooring - Hardwood
Bedroom 2:	1	9'5X13'7	Closet, Flooring - Hardwood
Bath 1:	1	8X5'8	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1	-	-

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Private School, Public School, T-Station, Other (See Remarks)**
Appliances: **Range, Microwave, Refrigerator, Freezer, Washer, Dryer**
Association Pool: **No**
Basement: **Yes Unfinished Basement**
Beach: **No**
Docs in Hand: **Master Deed, Unit Deed**
Exterior: **Shingles, Wood**
Exterior Features: **Deck**
Flooring: **Hardwood**
Hot Water: **Natural Gas**
Management: **Owner Association**
Pets Allowed: **Yes**
Roof Material: **Slate**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range, for Electric Dryer**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built/Converted: **1900**
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 #: **301-25-02**
Assessed: **\$757,400**
Tax: **\$4,132** Tax Year: **2024**
Book: **36831** Page: **3**
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, Email List Agent**
Showing: Facilitator: **Appointment Required, Email List Agent**
Special Showing Instructions: **Contact Tim at Tim.Deihl@GibsonSIR.com**

Market Information

Listing Date: **2/27/2024**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$699,000**
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:

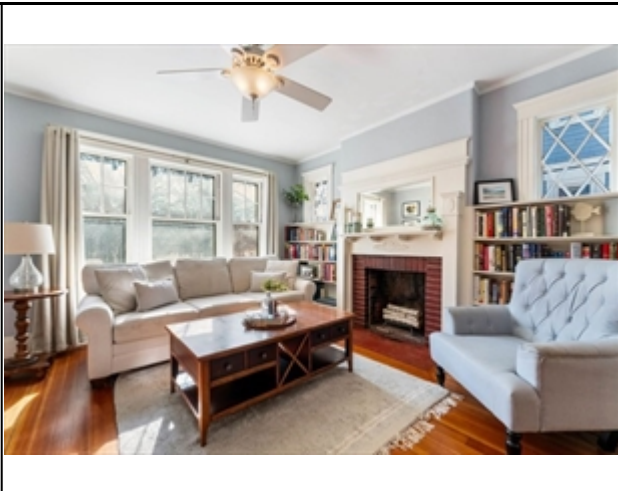
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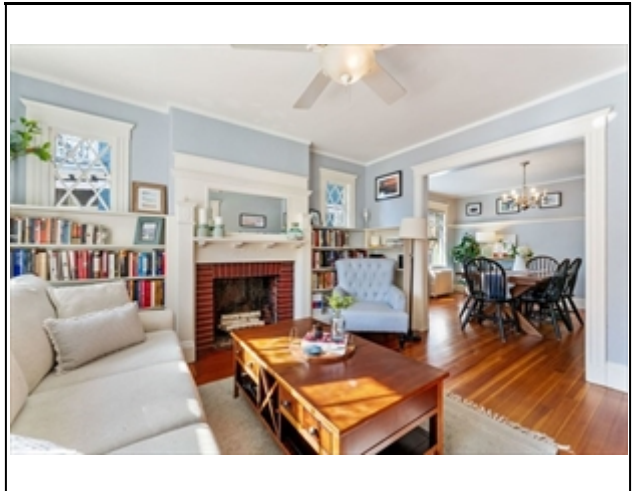
Living Room



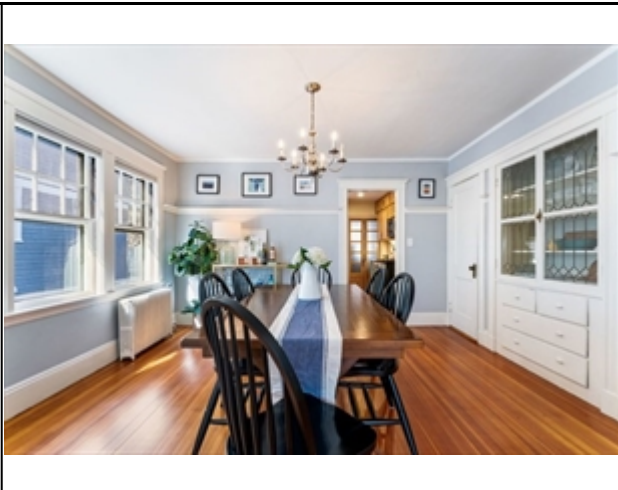
Living Room



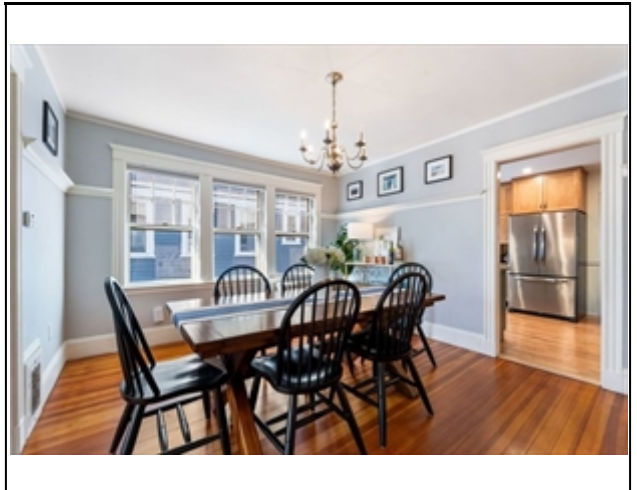
Living Room



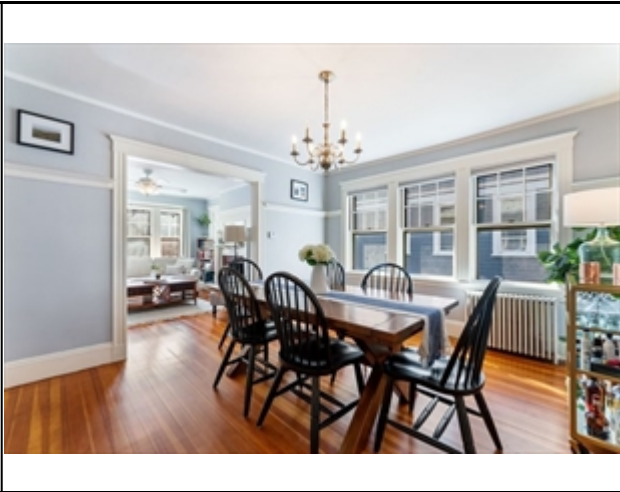
Living Room



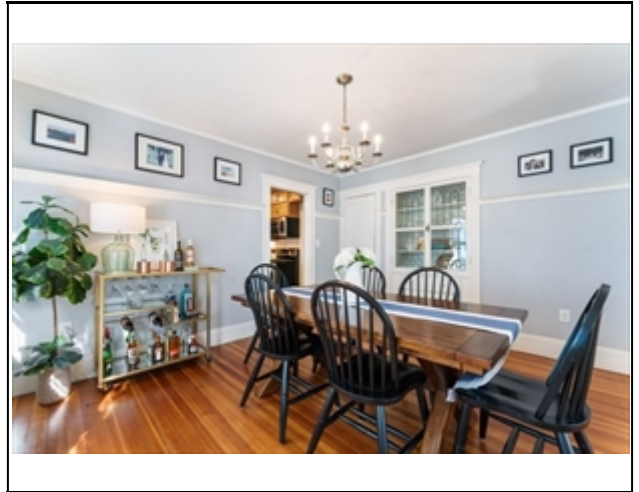
Dining Room



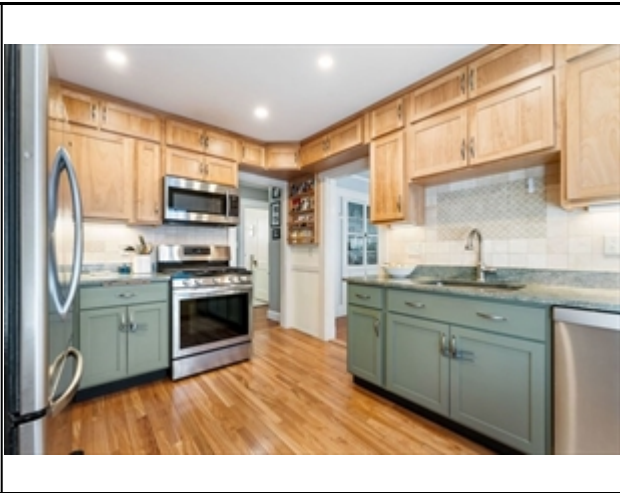
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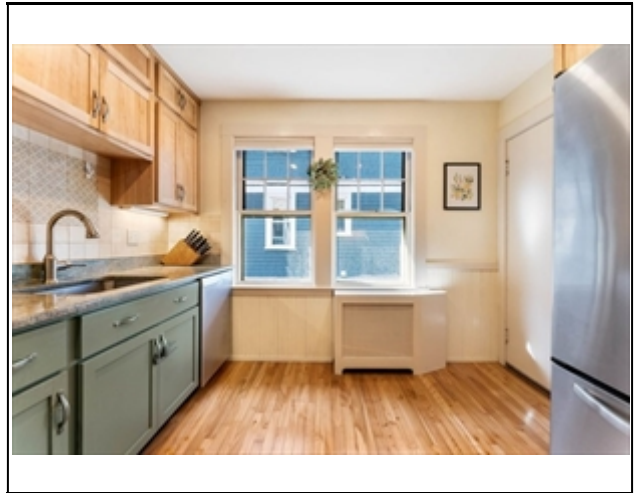
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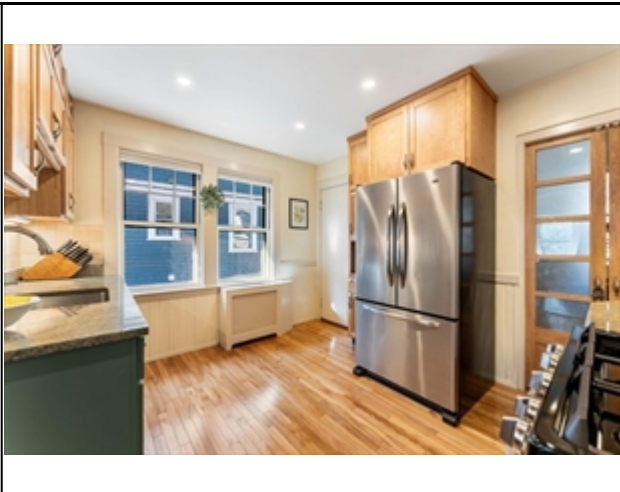
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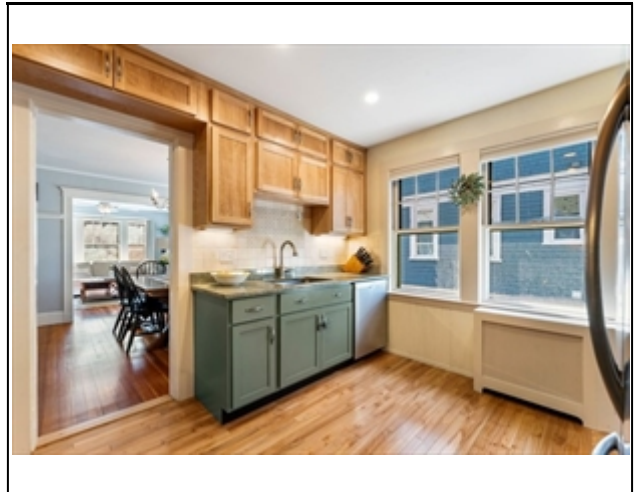
Kitchen



Kitchen



Kitchen



Kitchen



Laundry Room/Area



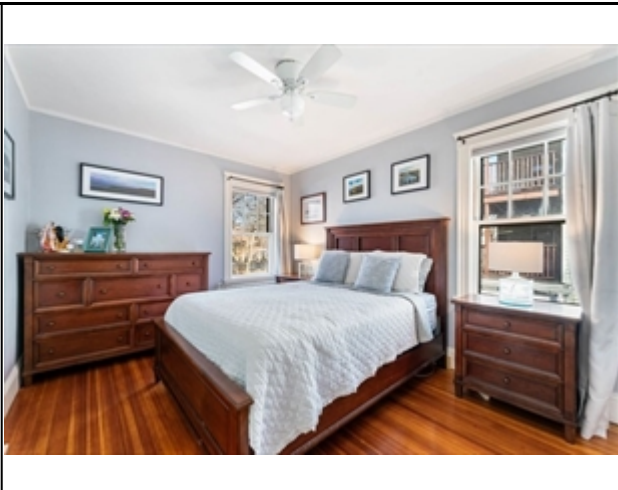
Foyer



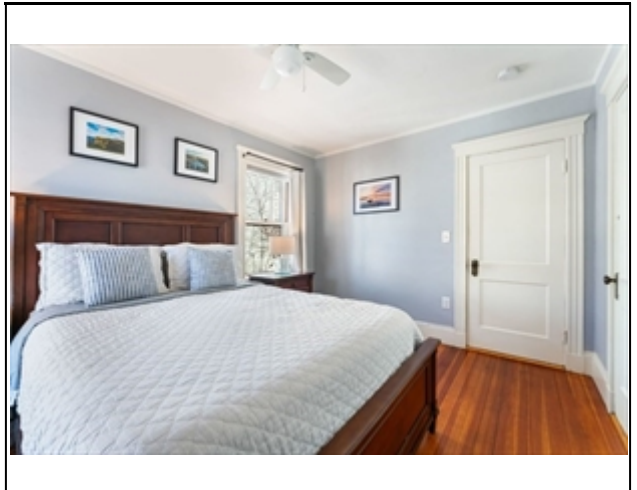
Sun Room



Sun Room



Bedroom - Main



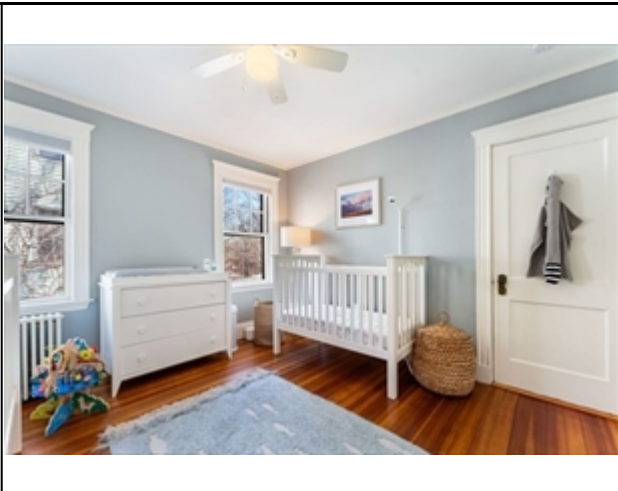
Bedroom - Main



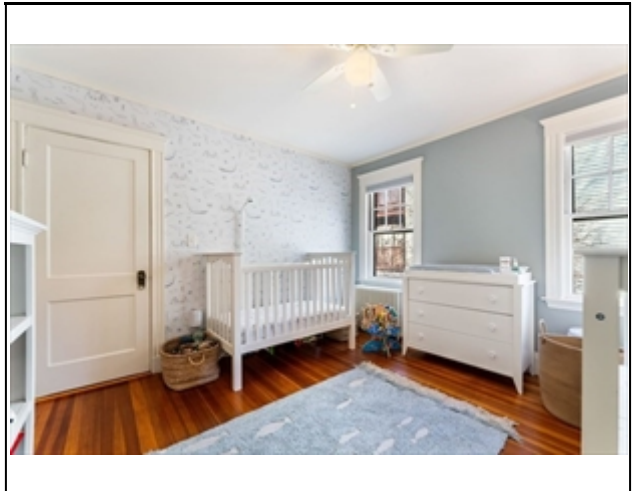
Bathroom



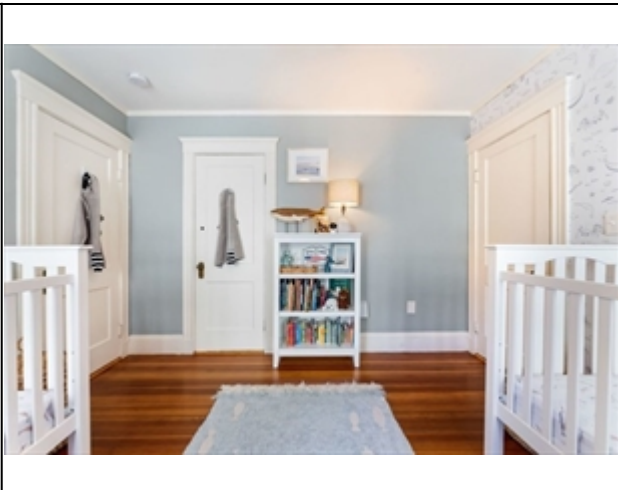
Bedroom 2



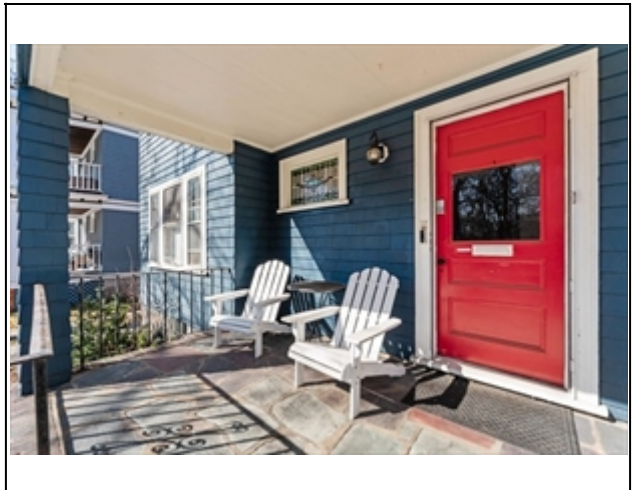
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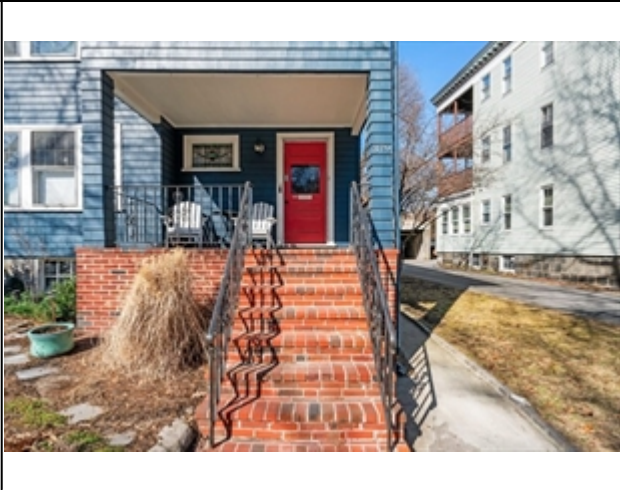
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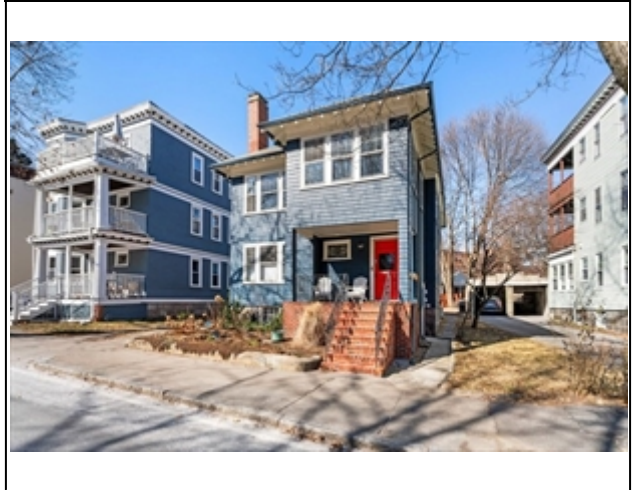
Bedroom 2



Exterior - Front



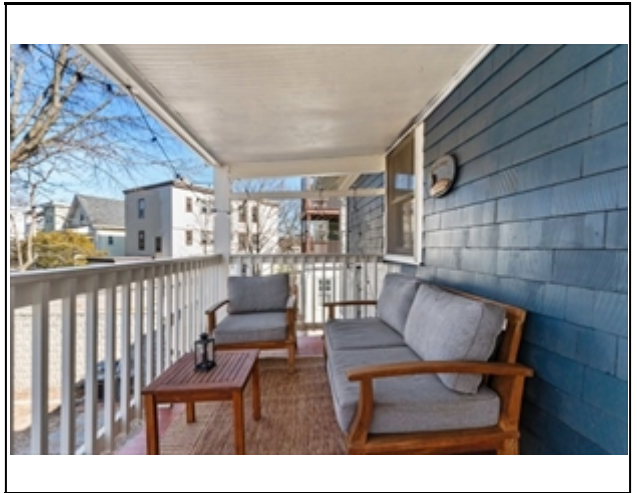
Exterior - Front



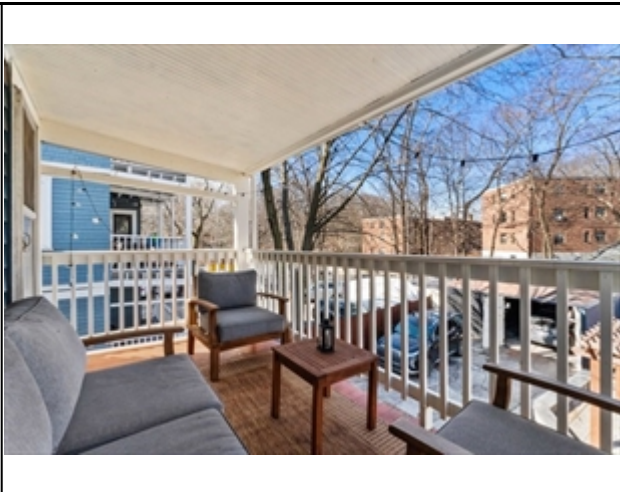
Exterior - Front



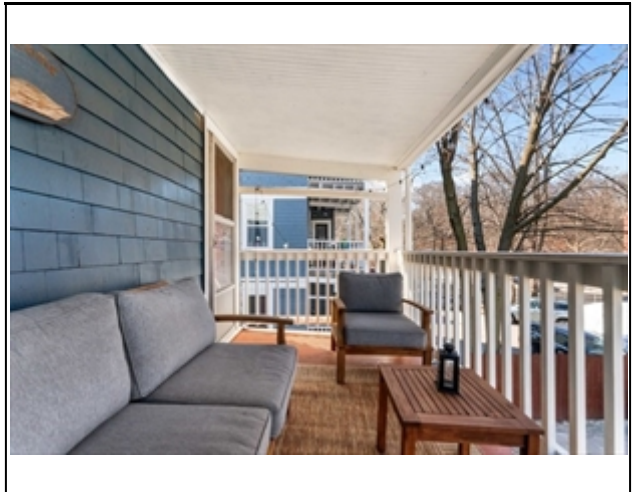
Exterior - Front



Deck



Deck



Deck



Pergola



Pergola



Floor Plan