

MLS # 72955326 - Price Changed

Condo - Rowhouse, Brownstone



128 LONGWOOD AVE - Unit 4
Brookline, MA: Longwood, 02446
Norfolk County

List Price: ↓ **\$2,575,000**

Unit Placement: **Top/Penthouse, Front, Back**

Total Rooms: **7**

Unit Level: **3**

Bedrooms: **3**

Grade School: **Lawrence**

Bathrooms: **3f 1h**

Middle School: **Lawrence**

Main Bath: **Yes**

High School: **Brookline High**

Fireplaces: **1**

Outdoor Space Available: **Yes - Private**

Approx. Acres: **0.1 (4,568 SqFt)**

Handicap Access/Features:

Directions: **At corner Marshall and Longwood, across from Longwood Playground and Lawrence School**

Remarks

MSM Home Design proudly brings to market this complete four-unit traditional renovation in a south-facing turn-century (1910) attached rowhouse; walk to Longwood hospitals, cross the street to Lawrence School/playground, steps to Coolidge Corner, Fenway, "T" and more ... 128 LONGWOOD has been rebuilt and thoughtfully redesigned offering four floor-through three+ bedroom homes with exclusive-use unit-level porches, roof deck and assigned parking ... sun streams into this stunning top-floor 3+ bedroom unit, featuring private interior entry staircase with dramatic skylit vaulted ceiling ... sparkling front-facing 35+ft kitchen/living/dining open span with bay window, gas fireplace, custom moldings, decorative wainscoting ... 21+ft master bedroom, marble master bath, french doors, Thermador stainless appliance package, exclusive-use 350+sf roofdeck & more ... late summer 2022 availability ... lower-priced units 1,2 and 3 avail for viewing also, more information to follow

Property Information

Approx. Living Area Total: **2,268 SqFt (\$1,135.36/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Unit Floor Plan**

Approx. Above Grade: **2,268 SqFt**

Approx. Below Grade: **0 SqFt**

Levels in Unit: **1**

Living Area Disclosures: **does not include addit'l 429 sf off-unit & rooftop decks; sq ft estim pending "as built" measurement**

Heat Zones: **1 Forced Air, Gas, Individual, Unit Control, Hydro Air**

Cool Zones: **Central Air, Individual, Unit Control**

Parking Spaces: **1 Off-Street, Assigned, Paved Driveway, Exclusive Parking**

Garage Spaces: **0**

Disclosures: **Stated tax/assessment is the F/Y 2022 tax for entire building, for which Unit 4 will pay an estimated 28% share (beneficial interest) until the four units are individually assessed ... late summer 2022 availability ... sq ft best estimate pending final plans for recording ... condo fee estimated**

Complex & Association Information

Complex Name: **128 LONGWOOD CONDOMINIUM** Units in Complex: **4** Complete: **No** Units Owner Occupied: **4** Source: **Owner**

Association: **Yes** Fee: **\$414 Monthly**

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

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3	18'6"X12'2"	Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Open Floor Plan, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Closet - Double, Decorative Molding
Dining Room:	3	14'11X10'8"	Flooring - Hardwood, Open Floor Plan, Recessed Lighting, Remodeled, Crown Molding, Closet - Double, Decorative Molding
Kitchen:	3	17'7"X11'9"	Flooring - Hardwood, Window(s) - Bay/Bow/Box, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Kitchen Island, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Lighting - Pendant, Crown Molding, Decorative Molding
Main Bedroom:	3	21'3"X12'4"	Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Decorative Molding
Bedroom 2:	3	11'X10'6"	Bathroom - 3/4, Closet, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Remodeled, Crown Molding
Bedroom 3:	3	12'1"X11'3"	Bathroom - 3/4, Closet, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Remodeled, Crown Molding
Bath 1:	3	11'X9'	Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled, Crown Molding, Soaking Tub

Bath 2:	3	7'4"X5'	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled, Crown Molding
Bath 3:	3	7'8"X5'6"	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled, Crown Molding
Laundry:	3		Closet, Dryer Hookup - Electric, Remodeled, Washer Hookup
Entry Hall:	3	14'11X9'3"	Skylight, Ceiling - Vaulted, Closet, Flooring - Hardwood, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Decorative Molding
Study:	3	12'1"X8'10"	Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Remodeled, Crown Molding, Closet - Double
Bathroom:	2		Bathroom - Half, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled, Crown Molding

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Bike Path, Highway Access, House of Worship, Public School, T-Station, University**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Vent Hood**
Association Pool: **No**
Assoc. Security: **Intercom**
Basement: **Yes Full, Finished**
Beach: **No**
Construction: **Brick**
Docs in Hand: **Floor Plans**
Electric Features: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Prog. Thermostat**
Exterior: **Brick**
Exterior Features: **Deck - Roof, Deck - Wood, Deck - Composite, Covered Patio/Deck, Decorative Lighting, Garden Area, Screens, Gutters**
Flooring: **Tile, Marble, Hardwood**
Hot Water: **Natural Gas, Tankless**
Insulation Features: **Full, Blown In, Mixed, Cellulose - Sprayed, Spray Foam**
Interior Features: **Security System, Cable Available, Intercom, French Doors, Internet Available - Fiber-Optic**
Management: **Owner Association**
Pets Allowed: **Yes**
Restrictions: **Smoking - In Common Areas, Smoking - In Units**
Roof Material: **Rubber**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Delayed Occupancy**
Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Icemaker Connection, Outdoor Gas Grill Hookup**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **South**
Green Certified: **No**
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: **No** Warranty Features:
Yes
Year Built/Converted:
1910/2022
Year Built Source: **Public Record**
Year Built Desc: **Approximate, Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **125-16-00**
Assessed: **\$2,629,800**
Tax: **\$26,798** Tax Year: **2022**
Book: **37907** Page: **503**
Cert:
Zoning Code: **M2.0**
Map: **125** Block: **0016** Lot:
0000

Compensation

Sub-Agent: **Not Offered** Buyer Agent:
2.25
Facilitator: **2.25**
Compensation Based On:
Gross/Full Sale Price

Office/Agent Information

Office: At Home Realty, Inc. (617) 738-1820 Ext. 101
Agent: Mark Linsky (617) 694-4208

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