

MLS # 72962393 - Price Changed

Condo - Rowhouse, Brownstone



128 LONGWOOD AVE - Unit 3

Brookline, MA: Longwood, 02446

Norfolk County

List Price: **↓ \$2,475,000**

Unit Placement: **Upper, Front, Back**

Total Rooms: **7**

Unit Level: **2**

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 second-floor three+ bedroom unit ... 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, common roofdeck (ask agent about possible private roofdeck), abundant closets ... late summer 2022 availability

Property Information

Approx. Living Area Total: **2,152 SqFt (\$1,150.09/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Unit Floor Plan**

Approx. Above Grade: **2,152 SqFt**

Approx. Below Grade: **0 SqFt**

Levels in Unit: **1**

Living Area Disclosures: **does not inc addit'l 82 sf private deck; common roofdeck also; sq ft estim pending "as built" plans**

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 3 will pay an estimated 26% 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: **\$385 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:	2	21'1"X11'9"	Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Open Floor Plan, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Closet - Double, Decorative Molding
Dining Room:	2	15'X10'8"	Flooring - Hardwood, Open Floor Plan, Recessed Lighting, Remodeled, Crown Molding, Closet - Double, Decorative Molding
Kitchen:	2	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:	2	21'3"X12'6"	Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Decorative Molding
Bedroom 2:	2	11'X10'6"	Bathroom - 3/4, Closet, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Remodeled, Crown Molding
Bedroom 3:	2	12'X11'3"	Bathroom - 3/4, Closet, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Remodeled, Crown Molding
Bath 1:	2	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:	2	7'5"X4'10"	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring -

Bath 3:	2	7'8"X5'6"	Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled, Crown Molding 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:	2		Closet, Dryer Hookup - Electric, Remodeled, Washer Hookup
Entry Hall:	2	10'11X9'8"	Closet, Flooring - Hardwood, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Decorative Molding
Study:	2	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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