

MLS # 72975339 - New

Condo - Rowhouse, Brownstone



128 LONGWOOD AVE - Unit 2
Brookline, MA: Longwood, 02446
Norfolk County

List Price: \$2,175,000

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

Total Rooms: **6**

Unit Level: **1**

Bedrooms: **3**

Grade School: **Lawrence**

Bathrooms: **2f 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 south-facing 1st-floor three bedroom unit ... sparkling front-facing 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, unit-level porch and common roofdeck (ask agent about possible private roofdeck) & more ... late summer 2022 availability

Property Information

Approx. Living Area Total: **2,013 SqFt (\$1,080.48/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Unit Floor Plan**

Approx. Above Grade: **2,013 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: **1 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 2 will pay an estimated 25% 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: **\$370 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:	1	15'6"X14'8"	Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Chair Rail, Open Floor Plan, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Decorative Molding
Dining Room:	1	12'2"X8'8"	Flooring - Hardwood, French Doors, Main Level, Open Floor Plan, Recessed Lighting, Remodeled, Crown Molding, Closet - Double
Kitchen:	1	18'1"X11'1"	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:	1	21'3"X13'6"	Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Decorative Molding
Bedroom 2:	1	12'X11'	Closet, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Remodeled, Crown Molding
Bedroom 3:	1	11'X10'	Closet, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Remodeled, Crown Molding
Bath 1:	1	12'X11'	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:	1	10'3"X5'0"	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:	1		Bathroom - Half, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled, Crown Molding
Laundry:	2		Closet, Dryer Hookup - Electric, Remodeled, Washer Hookup
Entry Hall:	1	12'1"X10'8"	Closet, Flooring - Hardwood, Recessed Lighting, Remodeled, Wainscoting, Crown Molding, Decorative 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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