



MLS # 70268883 - New Condo - Rowhouse, Brownstone

**256 W Newton - Unit 4
Boston, MA : South End 02115**

List Price: **\$499,000**

Suffolk County
Total Rooms: **3**
Full/Half/Master Baths: **1/0/Yes**
Unit Placement: **Upper**
Grade School:
High School:
Directions:

Bedrooms: **1**
Fireplaces: **0**
Unit Level: **3**
Middle School:

Remarks

First Showing at open house Sun 12:30-1:45. Very spac, sunny renov 1 bed in perfect location, near the Pru, Copley, Back Bay, South End. 3rd floor fir thru, gleaming wood floors. Brand new stainless & granite kitchen with skylights and custom maple and glass cabs. Liv room has bay window, built-in shelves and desk, wet bar. Large, sunny bedroom has original wood mantle and mirror. Updated tile bath is v large, and has w/d stack. Roof rights, r deck rights, good closets.

Property Information

Acres:
Heat Zones: **Central Heat, Hot Water Baseboard**
Cool Zones: **None**
Gross Living Area: **870 sq. ft.**
Gross Living Area Source: **Other**
Living Levels: **1**
Garage Spaces: **0 --**
Parking Spaces: **0 --**

Complex & Association Information

Complex Name:
Association: **Yes** Fee: **\$221**
Units in Complex: **4** Complete: **Yes**
Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping**
Units Owner Occupied: **3** Source: **owner**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:			Hard Wood Floor, Bay/Bow Windows
Kitchen:			Skylight, Cathedral Ceils, Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:			Hard Wood Floor
Bath 1:			Ceramic Tile Floor

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Other (See Remarks)**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Association Pool: **No**
Assoc. Security: **Intercom**
Basement: **No**
Beach: **No**
Construction: **Brick**
Exterior: **Brick**
Exterior Features: **Other (See Remarks)**
Insulation Features: **Unknown**
Interior Features: **Intercom**
Management: **Owner Association**
Roof Material: **Rubber**
Sewer and Water: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: **No** Warranty Available: **Yes**
Year Built/Converted: **1885/2001**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round: **Yes**

Tax Information

Pin #:
Assessed: **\$366,100**
Tax: **\$2705** Tax Year: **2006**
Book: **27791** Page: **204**
Cert:
Zoning Code: **SBSPA**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - South End Tremont St. [B] (617) 424-6244**
Listing Agent: **Joe Wolvek [B] () -**
Team Member:
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: **Call List Agent**
Showing: Facilitator: **Call List Agent**
Special Showing Instructions:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **2.5**

Market Information

Days on Market: **1**
Listing Date: **9/28/2005**
Expiration Date:
Off Market Date:
Sale Date:
Original Price: **\$499,000**