











**MLS # 71215845 - Expired  
Condo - Low-Rise**



**5 Braemore Rd - Unit 15  
Boston, MA: Brighton, 02135-7003  
Suffolk County**

List Price: **\$144,900**

Unit Placement: Total Rooms: **3**  
 Unit Level: **4** Bedrooms: **1**  
 Grade School: Bathrooms: **1f 0h**  
 Middle School: Master Bath:  
 High School: Fireplaces: **0**  
 Outdoor Space Available:  
 Handicap Access/Features:  
 Directions: **Corner of Comm. ave and Braemore Rd. inbound side just past 1880  
Comm. Ave**

**Remarks**

**Bright and Sunny, Corner Unit with Six All New Windows. True one bed with 3 separate closets. 4th floor in Elevator Building, very well managed association. Great investment opportunity in this superior rental location or perfect for owner-occupant with easy access to three "T" lines as well as routes and highways. Hardwood floors throughout. Steps to Green Line, Comm Ave, Beacon Street, shops, restaurants, etc.**

**Property Information**

Approx. Living Area: **385 Sq. Ft. (\$376.36/Sq. Ft.)** Approx. Acres: **0.01 (385 Sq. Ft.)** Garage Spaces: **0**  
 Living Area Includes: Heat Zones: **Hot Water Radiators** Parking Spaces: **0 On Street Permit**  
 Living Area Source: **Other** Cool Zones: **Window AC** Levels in Unit: **1**  
 Living Area Disclosures:  
 Disclosures:

**Complex & Association Information**

Complex Name: Units in Complex: **123** Complete: **Yes** Units Owner Occupied: Source:  
 Association: **Yes** Fee: **\$265.54**  
 Assoc. Fee Incls: **Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping**  
 Special Assessments:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Basement: **No**  
 Beach: **No**  
 Construction: **Brick**  
 Exterior: **Brick**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**


**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built/Converted: **1930**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Unknown/Mixed**  
 Year Round: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **W:21 P:02333 S:230**  
 Assessed: **\$147,100**  
 Tax: **\$1,881** Tax Year: **2011**  
 Book: **29438** Page: **162**  
 Cert:  
 Zoning Code: **res**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **City Realty Group (617) 739-7000**  
 Listing Agent: **David Brose**  **(617) 515-4449**  
 Team Member(s):  
 Sale Office:  
 Sale Agent:  
 Listing Agreement Type: **Exclusive Right to Sell**

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **1**  
 Compensation Based On:

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent:  **Schedule with ShowingTime or call 888-627-2775**

Showing: Facilitator:  **Schedule with ShowingTime or call 888-627-2775**

Special Showing Instructions: **Call MA-PASS at 508-389-1780**

### Market Information

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Listing Date: **4/13/2011**

Days on Market: Property has been on the market for a total of **89** day(s)

Expiration Date:

Original Price: **\$149,000**

Off Market Date: **7/10/2011**

Sale Date:

Listing Market Time: MLS# has been on for **89** day(s)

Office Market Time: Office has listed this property for **89** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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**Market History for 5 Braemore Rd U:15, Boston, MA: Brighton, 02135-7003**

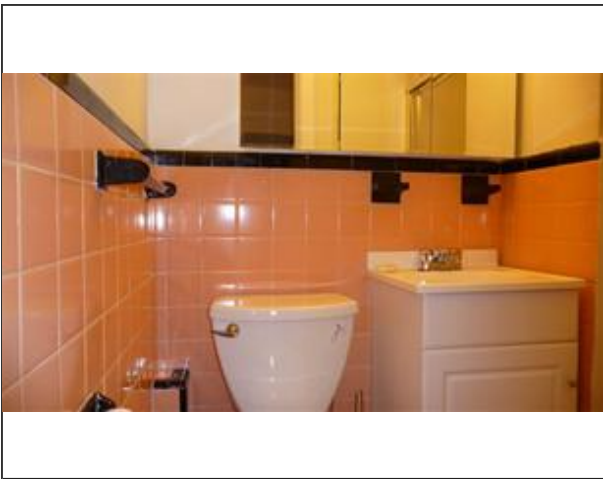
MLS #	Date			DOM	DTO	Price
71215845	4/13/2011	Listed for <b>\$149,000</b>	David Brose			\$149,000
	5/6/2011	Price Changed to: <b>\$144,900</b>	David Brose			\$144,900
EXP	7/11/2011	Status Changed to: <b>Expired</b>	System	89		
<b>Market History for City Realty Group (BB5511)</b>				<b>89</b>		
<b>Market History for this property</b>				<b>89</b>		

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**Condominium - Condo**  
**List Price: \$144,900**



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 **Assessment and Sales Report**
**Location & Ownership Information****Address:** 5 Braemore Rd, Unit 15, Brighton, MA 02135-7003**Map Ref.:** **W:**21 **P:**02333 **S:**230 **Zoning:****Owner 1:** Mei Goon**Owner 2:****Owner Address:** 5 Accord Pond Dr,Hingham, MA 02043-3802**Property Information****Use:** Condominium **Style:** Low-Rise**Levels:** 1 **Lot Size:** 0.01 Acres (385 sqft.)**Year Built:** 1930 **Total Area:** 385 sqft.**Total Rooms:** 3 **Living Area:** 385 sqft.**Bedrooms:** 1 **First Floor Area:** 0 sqft.**Full Baths:** 1 **Addl Floor Area:** 0 sqft.**Half Baths:** 0 **Attic Area:** 0 sqft.**Roof Type:** **Finished Basement:** 0 sqft.**Heat Type:** Forced Hot Water **Basement:** 0 sqft.**Fuel Type:** **Basement Type:****Exterior:** Brick **Attached Garage:** 0**Foundation:** **Other Garage:** 0**Air Conditioned:** No **Fireplaces:** 0**Condition:****Assessment Information****Last Sale Date:** 8/19/2011 **Last Sale Price:** \$125,000**Last Sale Book:** 48283 **Last Sale Page:** 239**Map Ref.:** **W:**21 **P:**02333 **S:**230 **Tax Rate (Res):** 10.48**Land Value:** \$0 **Tax Rate (Comm):** 25.2**Building Value:** \$242,800 **Tax Rate (Ind):** 25.2**Misc Improvements:** \$0 **Fiscal Year:** 2018**Total Value:** \$242,800 **Estimated Tax:** \$2,544.54**Sales History****Recent Sale #1****Sale Price:** \$125,000 **Sale Date:** 8/19/2011**Buyer Name:** Mei Goon **Seller Name:** Emily M Lamont 2001**Lender Name:** **Mortgage Amount:** \$0**Sale Book:** 48283 **Sale Page:** 239**Recent Sale #2****Sale Price:** \$195,000 **Sale Date:** 9/26/2002**Buyer Name:** Marco N Ungano **Seller Name:** Raap Rt**Lender Name:** American Home Mtg **Mortgage Amount:** \$189,150**Sale Book:** 29438 **Sale Page:** 162**Recent Sale #3****Sale Price:** \$109,000 **Sale Date:** 8/30/2000

<b>Buyer Name:</b>	John T Lamont	<b>Seller Name:</b>	Nadia Mahboula
<b>Lender Name:</b>	Salem Five Mtg Corp	<b>Mortgage Amount:</b>	\$81,750
<b>Sale Book:</b>	25297	<b>Sale Page:</b>	135
<b>Recent Sale #4</b>			
<b>Sale Price:</b>	\$70,000	<b>Sale Date:</b>	5/24/2000
<b>Buyer Name:</b>	Nadia Mahboula	<b>Seller Name:</b>	Albert C Yang
<b>Lender Name:</b>	Infinity Mtg Co	<b>Mortgage Amount:</b>	\$63,000
<b>Sale Book:</b>	24970	<b>Sale Page:</b>	346
<b>Mortgage History</b>			
<b>Recent Mortgage #1</b>			
<b>Buyer Name:</b>	Mei L Goon	<b>Lender Name:</b>	Century Bk Tr Co
<b>Mortgage Amount:</b>	\$120,000	<b>Mortgage Date:</b>	7/15/2015
<b>Mortgage Book:</b>	54763	<b>Mortgage Page:</b>	324
<b>Recent Mortgage #2</b>			
<b>Buyer Name:</b>	Thomas Goon	<b>Lender Name:</b>	Sovereign Bank Fsb
<b>Mortgage Amount:</b>	\$30,000	<b>Mortgage Date:</b>	4/5/2012
<b>Mortgage Book:</b>	49324	<b>Mortgage Page:</b>	7
<b>Recent Mortgage #3</b>			
<b>Buyer Name:</b>	Marco N Ungano	<b>Lender Name:</b>	Wells Fargo Finance
<b>Mortgage Amount:</b>	\$200,000	<b>Mortgage Date:</b>	9/30/2003
<b>Mortgage Book:</b>	32899	<b>Mortgage Page:</b>	259

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