

Voila Residential Brokerage

MLS # 72346622 - Active

Condo - Townhouse



**38-40 Munroe Street - Unit 40
Somerville, MA: Prospect Hill, 02143
Middlesex County**

List Price: **\$1,250,000**

Unit Placement:
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Walnut St or Prospect Hill Ave to Munroe St**

Total Rooms: **8**
Bedrooms: **5**
Bathrooms: **3f 1h**
Master Bath:
Fireplaces: **0**

Remarks

LOCATION! This multi level townhouse sits atop Prospect Hill overlooking Union Square & the City of Boston next to the Prospect Hill playground & park just blocks from the Union Sq GREEN LINE EXTENSION T stop. Large decks run the length of upstairs & down will let you soak up the stunning skyline, sunsets or even 4th of July fireworks, while the Pella sound deadening windows will let you drown out city noises. Venture a few blocks to the farmers market, Bow Street Market, breweries, shops & restaurants, or enjoy your private side or back yard. Main living area has cathedral ceilings, an open floor plan, lots of windows & sunlight and opens to the upstairs deck. You'll have your pick as to which rooms will be your bedrooms, studies, separate living space for family or guests. Or, with the size of the unit & multiple levels you could collect rental income if/or when you chose for part of the unit as an in-law apt. Short walk to Central Sq, Assembly Row, Charlestown, Porter Sq & Harvard.

Property Information

Approx. Living Area: **2,126 Sq. Ft. (\$587.96/Sq. Ft.)** Approx. Acres: Garage Spaces: **0**
Living Area Includes: Heat Zones: **Forced Air** Parking Spaces: **2 Off-Street, Paved Driveway, Exclusive Parking**
Living Area Source: **Unit Floor Plan** Cool Zones: **Central Air** Levels in Unit: **3**
Living Area Disclosures:
Disclosures:

Complex & Association Information

Complex Name: **38-40 Munroe Street Condominium** Units in Complex: **2** Complete: **Yes** Units Owner Occupied: **2** Source:
Association: **Yes** Fee: **\$200 Monthly**
Assoc. Fee Incls: **Master Insurance, Snow Removal**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:			Bathroom - Half, Flooring - Hardwood, Deck - Exterior, Open Floor Plan, Slider
Dining Room:			Flooring - Hardwood
Family Room:			Bathroom - Full, Flooring - Hardwood, Open Floor Plan
Kitchen:			Skylight, Ceiling - Cathedral, Flooring - Hardwood
Master Bedroom:			Closet, Flooring - Wall to Wall Carpet
Bedroom 2:			Closet, Flooring - Wall to Wall Carpet
Bedroom 3:			Closet, Flooring - Wall to Wall Carpet, Deck - Exterior, Slider
Bedroom 4:			Closet, Flooring - Wall to Wall Carpet
Bedroom 5:			Closet, Flooring - Wall to Wall Carpet
Bath 1:			Bathroom - Full, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile
Bath 2:			Bathroom - Full, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile
Bath 3:			Bathroom - Full, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile
Laundry:	1		-
Study:			Flooring - Wall to Wall Carpet
Bathroom:			Bathroom - Half, Flooring - Stone/Ceramic Tile

Features

Area Amenities: **Public Transportation, Shopping, Park, Laundromat, Public School, T-Station**
Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Association Pool: **No**
Basement: **No**
Beach: **No**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans, Certificate of Insurance**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**

Exterior: **Brick**
Exterior Features: **Deck, City View(s), Fenced Yard, Garden Area**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Hot Water: **Natural Gas, Tank**
Interior Features: **Cable Available**
Management: **Owner Association**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Year Built/Converted: **1986**
Year Built Source: **Appraiser**
Year Built Desc: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$661,300**
Tax: **\$4,648.75** Tax Year: **2018**
Book: **44357** Page: **16**
Cert:
Zoning Code: **RA**
Map: **81** Block: **A** Lot: **2**

Office/Agent Information

Listing Office: **Voila Residential Brokerage**  (617) 513-8930
Listing Agent: **Jaclyn Kryzak (617) 775-4341**
Team Member(s):
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, Accompanied Showings**
Showing: Facilitator: **Call List Agent, Accompanied Showings**
Special Showing Instructions: **Text (617-775-4341) Jaclyn to schedule showings or attend Open House.**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2**
Facilitator: **1**
Compensation Based On: **Gross/Full Sale Price**

Firm Remarks

Seller will entertain Offers as submitted. Email Offers to Jaclyn at kryzaklaw@yahoo.com. Text 617-775-4341 to schedule showings.

Market Information

Listing Date: **6/15/2018**
Days on Market: Property has been on the market for a total of **30** day(s)
Expiration Date: **9/7/2018**
Original Price: **\$1,400,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **30** day(s)
Office Market Time: Office has listed this property for **30** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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Market History for 38-40 Munroe Street U:40, Somerville, MA: Prospect Hill, 02143

MLS #	Date			DOM	DTO	Price
72346622	6/15/2018	Listed for \$1,400,000	Jaclyn Kryzak			\$1,400,000
	6/26/2018	Price Changed to: \$1,250,000	Jaclyn Kryzak			\$1,250,000
	6/26/2018	Buyers Agent Compensation Changed From: 2.5 To: 2	Jaclyn Kryzak	30		
Market History for Voila Residential Brokerage (AN3763)				30		
Market History for this property				30		

Price History for 72346622

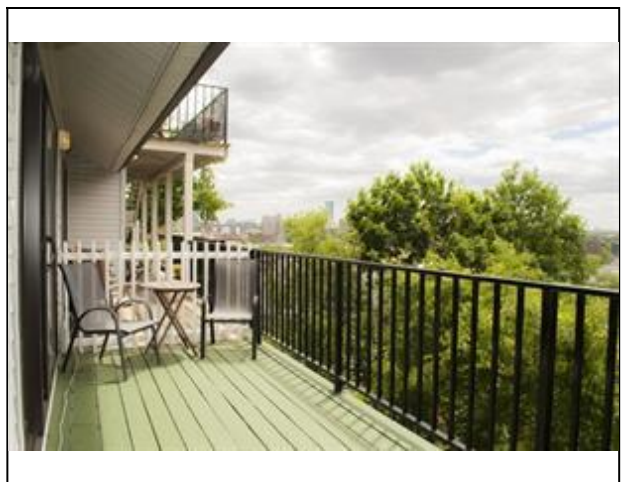
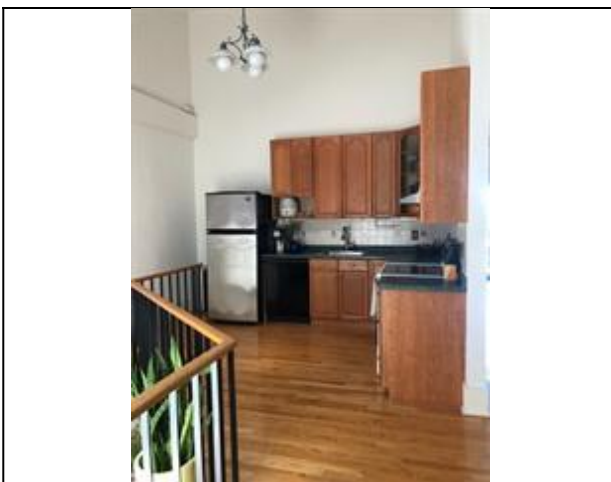
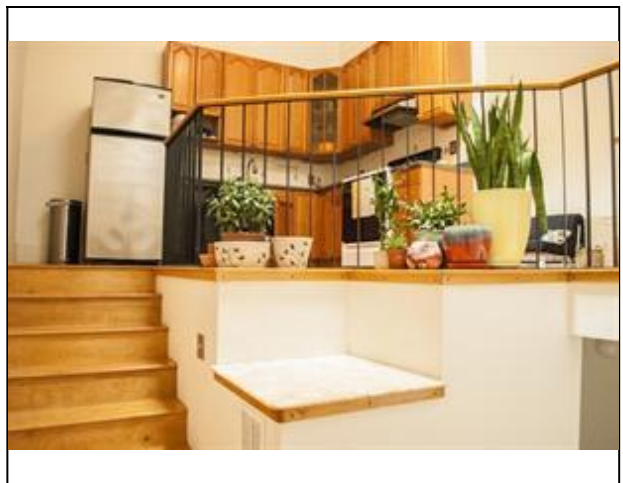
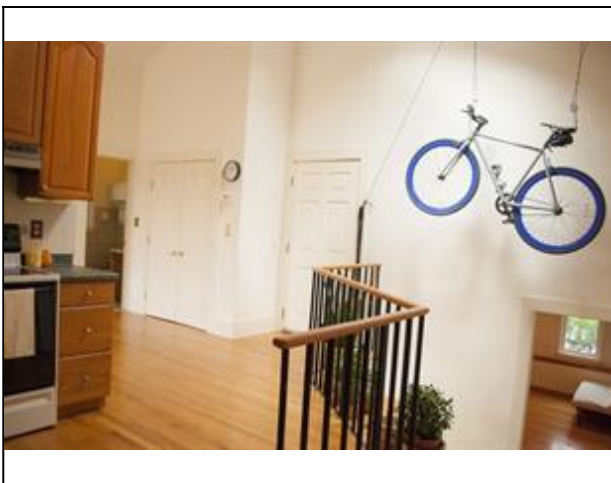
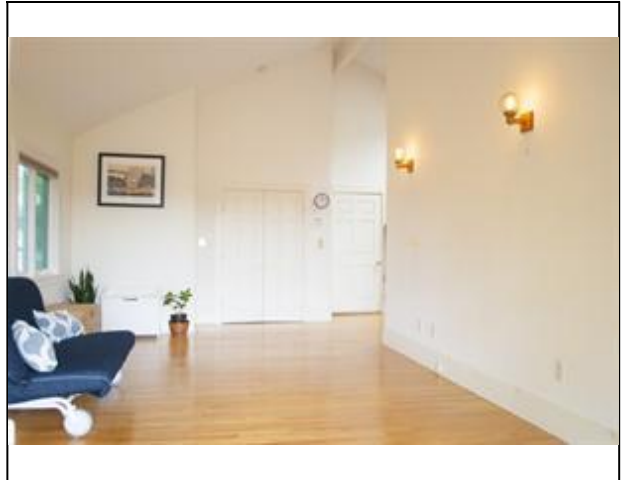
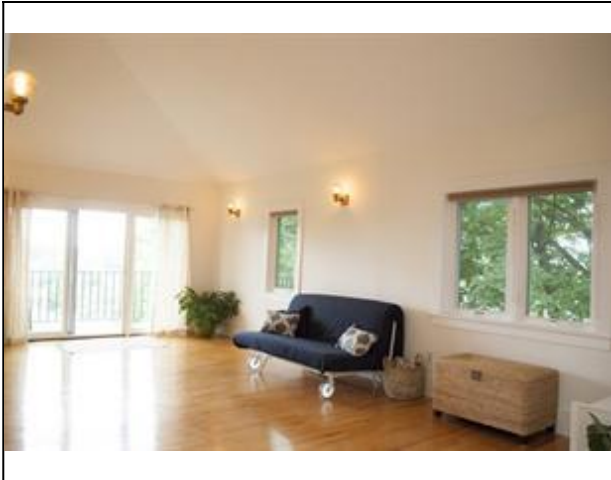
38-40 Munroe Street U:40, Somerville, MA: Prospect Hill, 02143

Date		Amount	%	DOM to PCG	DOM of PCG
6/15/2018	Listed for: \$1,400,000				
06/26/2018	Price Changed to: \$1,250,000	-\$150,000	10.71%	11	11
					Listing DOM: 30
					Property DOM: 30

**** Calculates and removes Offmarket activity in DOM Timeframe**

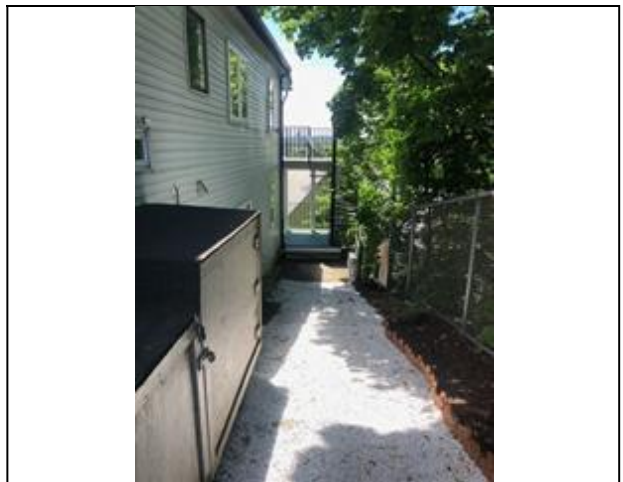
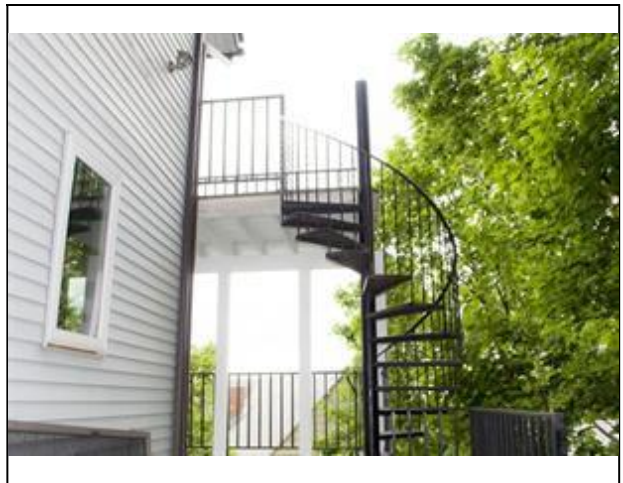
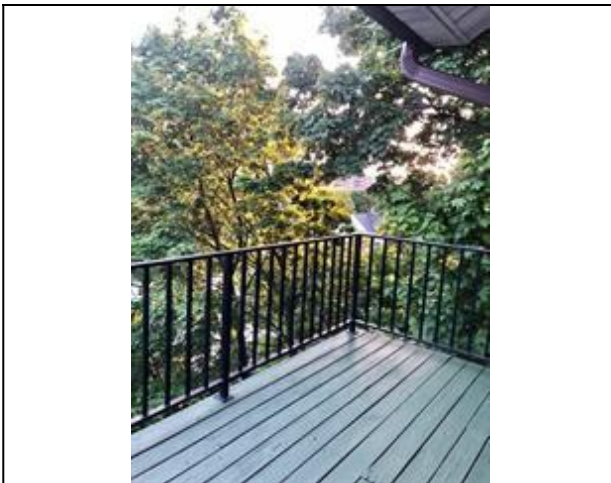
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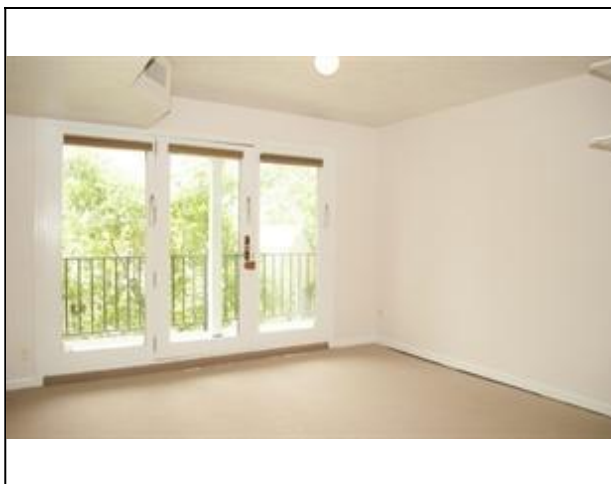
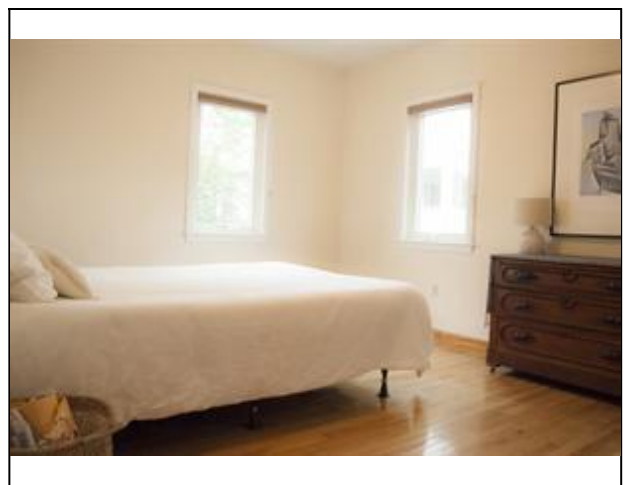
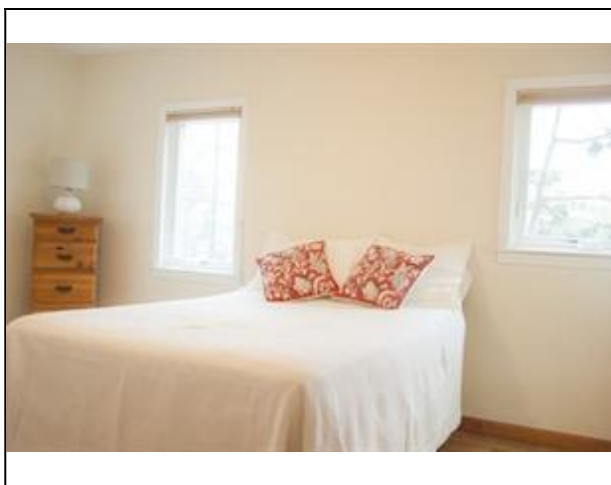
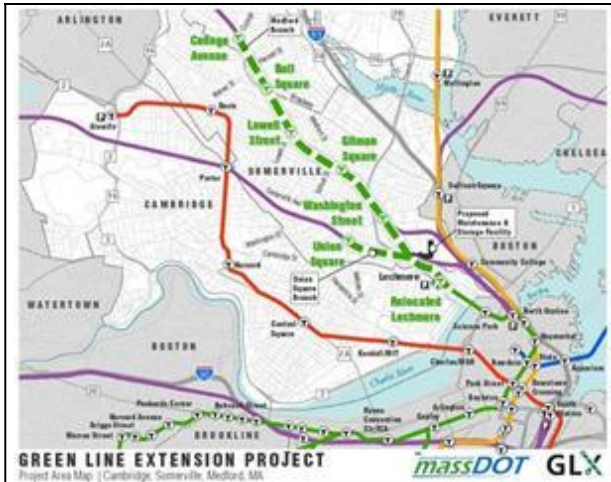
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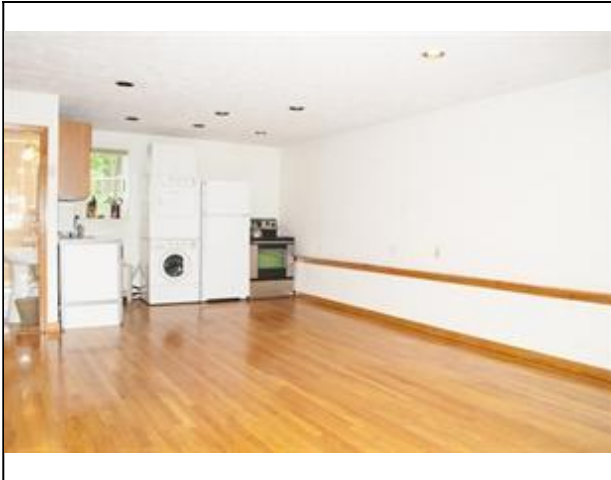
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