



MLS # 71672293 - New
Multi Family - 3 Family

63 Columbus Avenue
Somerville, MA : Prospect Hill 02143
Middlesex County
Color: Yellow
Total Floors: 3
Total Units: 3
Total Rent: \$5,735
Grade School: Argenziano
Middle School:
High School: Somerville High
Directions: Warren Ave to 63 Columbus Ave

List Price: \$1,100,000

Total Rooms: 14
Total Bedrooms: 6
Total Bathrooms: 4f 0h
Total Fireplaces: 2

Remarks

Prospect Hill will ultimately be the most aristocratic and fashionable place in the suburbs of Boston....SOMERVILLE JOURNAL, 1870. Just above Union Square, the S.E. Brackett House is set on a leafy, shaded side street in the famed Prospect Hill neighborhood, a wonderful turn-of-the-century house in the heart of modern Somerville. It is a classic Second-Empire-Mansard Victorian that is listed on the National, Massachusetts, and the Somerville Historic District Registries. It also has the distinction of having received the 2002 Somerville Historic Preservation Award. Constructed in 1890 as a grand single family and easily returned to that use, the house has been transformed to accommodate three residences, each with well-proportioned and light filled rooms. Extensively renovated in 2001 it retains virtually all of its original personality, both in its overall character and in its abundance of exquisite exterior architectural detail.

Property Information

Approx. Living Area: 3689 sq. ft. Approx. Acres: 0.14 (6170 sq. ft.) Garage Spaces: 0
Living Area Includes: Heat/Cool Zones: 4f Parking Spaces: 3 Off-Street, On Street Permit, Paved Driveway
Living Area Source: Measured Heat/Cool Units: 3f Approx. Street Frontage:
Living Area Disclosures:
Disclosures: EASEMENT to the City of Somerville for a drain which runs under part of backyard and down the driveway. Unit #1-\$985+utilities lease to 8/31/14, Unit #2-\$1500 + utilities leased to 12/31/14, Unit #3-\$3250+utilities leased to 8/31/14.

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$29820
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$29820
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1 Rooms: 2 Bedrooms: 1 Bathrooms: 1f 0h Fireplaces: 0 Levels: 1 Floor: 1 Rent: 985 Lease: Yes Rooms: Living Room, Kitchen Appliances: Dishwasher, Disposal, Refrigerator Interior Features: Ceiling Fans, Cable TV Available, Pantry, Crown Molding, Hardwood Floors, High Speed Internet Hookup, Bathroom With Tub & Shower, Box/Bay/Bow Window(s), Country Kitchen, Stone/Ceramic Tile Floor Heating: Central Heat, Hot Water Radiators, Gas, Individual, Unit Control Rent Includes: Water	Unit #2 Rooms: 3 Bedrooms: 1 Bathrooms: 1f 0h Fireplaces: 1 Levels: 1 Floor: 1 Rent: 1500 Lease: Yes Rooms: Living Room, Kitchen Appliances: Range, Dishwasher, Disposal, Refrigerator, Washer / Dryer Combo Interior Features: Ceiling Fans, Cable TV Available, Pantry, Tile Floor, Crown Molding, Fireplace - Wood burning, Hardwood Floors, High Speed Internet Hookup, Bathroom With Tub & Shower, Box/Bay/Bow Window(s), Stone/Ceramic Tile Floor Heating: Central Heat, Hot Water Baseboard, Gas, Individual, Unit Control Rent Includes: Water	Unit #3 Rooms: 9 Bedrooms: 4 Bathrooms: 2f 0h Fireplaces: 1 Levels: 2 Floor: 2 Rent: 3250 Lease: Yes Rooms: Living Room, Dining Room, Kitchen, Laundry, Office/Den Appliances: Disposal, Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Range - ENERGY STAR Interior Features: Ceiling Fans, Cable TV Available, Pantry, Tile Floor, Crown Molding, Fireplace - Wood burning, Stone/Granite/Solid Counters, Hardwood Floors, High Speed Internet Hookup, Upgraded Cabinets, Upgraded Countertops, Bathroom With Tub & Shower, Box/Bay/Bow Window(s), Country Kitchen, Remodeled, Stained Glass Window(s) Heating: Central Heat, Hot Water Baseboard, Gas, Individual, Unit Control Rent Includes: Water
---	--	---

Features

Area Amenities: Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, Private School, Public School, T-Station, University
Basement: Yes Full, Crawl, Walk Out, Interior Access, Concrete Floor
Beach: No
Construction: Frame
Electric: 220 Volts, Circuit Breakers, 60 Amps/Less, 100 Amps, Individually Metered, Varies per Unit
Energy Features: Insulated Windows, Storm Windows, Insulated Doors, Storm Doors, Varies per Unit
Exterior: Clapboard
Exterior Features: Porch, Deck - Wood, Patio, Gutters, Professional Landscaping, Sprinkler System, Screens, Fenced Yard, Varies per Unit, City View(s), Garden Area, Stone Wall
Flooring: Wood, Tile, Varies Per Unit, Hardwood, Pine
Foundation Size: 000000
Foundation Description: Fieldstone, Brick, Granite, Irregular
Hot Water: Natural Gas, Tank
Lot Description: Paved Drive, Easements, City View(s), Fenced/Enclosed, Gentle Slope, Scenic View(s)
Road Type: Public, Paved, Publicly Maint., Sidewalk
Roof Material: Asphalt/Fiberglass Shingles, Slate, Rubber
Sewer Utilities: City/Town Sewer
Utility Connections: for Gas Range, for Gas Oven, for Gas Dryer, for Electric Dryer, Washer Hookup, Icemaker Connection, Varies per Unit
Water Utilities: City/Town Water
Waterfront: No
Water View: Yes, --

Other Property Info

Adult Community: No
Disclosure Declaration: No
Exclusions:
Facing Direction: West
Lead Paint: Unknown
UFFI: Unknown Warranty Features: No
Year Built: 1890 Source: Public Record
Year Built Description: Actual, Certified Historic, Renovated Since
Year Round:
Short Sale w/Lndr.App.Reg: No
Lender Owned: No

Tax Information

Pin #:
Assessed: \$830,100
Tax: \$8903 Tax Year: 2014
Book: 36272 Page: 495
Cert:
Zoning Code: Res
Map: Block: Lot:

Market Information

Listing Date: 4/30/2014 Days on Market: Property has been on the market for a total of 2 day(s) Expiration Date: Original Price: \$1,100,000 Off Market Date: Sale Date:	Listing Market Time: MLS# has been on for 2 day(s) Office Market Time: Office has listed this property for 2 day(s) Cash Paid for Upgrades: Seller Concessions at Closing:
---	---





The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2014 MLS Property Information Network, Inc.