



MLS # 72254713 - New
Multi Family - 3 Family - 3 Units Up/Down

3266 Washington Street
 Boston, MA: Jamaica Plain, 02130
 Suffolk County

List Price: **\$1,300,000**

Color:

Total Floors: **3**
 Total Units: **3**
 Total Rent: **\$0**
 Grade School:
 Middle School:
 High School:

Total Rooms: **13**
 Total Bedrooms: **8**
 Total Bathrooms: **3f 0h**
 Total Fireplaces: **0**

Directions: **Directly on Washington Street**

Remarks

Calling all developers and investors! This Jamaica Plain neighborhood is certainly "up and coming", with so many improvements in the area, this is a perfect opportunity to buy a home in a trendy part of the City! This lovingly maintained home is perfect for rental opportunities, or for extended families! Situated within close proximity to public transportation, shops and restaurants. This 3 family home boasts large, open rooms with high ceilings and lots of natural light. So much potential for rental opportunities, and to own a truly charming piece of property! Welcome to Jamaica Plain! Welcome home!

Property Information

Approx. Living Area: **3,492 Sq. Ft.**
 Living Area Includes:
 Living Area Source: **Public Record**
 Living Area Disclosures:
 Disclosures: **Sale subject to sellers finding suitable housing. Being sold "as is".**

Approx. Acres: **0.11 (4,867 Sq. Ft.)**
 Heat/Cool Zones:
 Heat/Cool Units:

Garage Spaces: **0**
 Parking Spaces: **0 Off-Street**
 Approx. Street Frontage:

Annual Expenses

Heating: Repair & Maintenance: Management:
 Gas: Trash Removal: Miscellaneous:
 Electricity: Sewer: Ann. Prop. Oper. Data: **No**
 Water: Insurance: Annual Expense Source:

Gross Income:
 Gross Expenses:
 Net Income:

Unit Descriptions

Unit #1

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Heating: **Gas**

Unit #2

Rooms: **5** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Hardwood Floors**
 Heating: **Gas**

Unit #3

Rooms: **5** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**

Features

Area Amenities: **Public Transportation, Shopping, Park, House of Worship, T-Station**
 Basement: **Yes Partial, Interior Access, Unfinished Basement**
 Beach: **No**
 Foundation Size:
 Foundation Description: **Other (See Remarks)**
 Hot Water: **Natural Gas**
 Lot Description: **Fenced/Enclosed**
 Road Type: **Public**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Features: **No**
 Year Built: **1905** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$627,300**
 Tax: **\$6,643.11** Tax Year: **2017**
 Book: **23672** Page: **264**
 Cert:
 Zoning Code: **3 fam**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Brant Rock Realty** (781) 837-4400

Listing Agent: **Amy Lynch** (774) 454-1587

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **ER w/ Named Exclusion**

Entry Only: **No**

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

Showing: Buyer-Agent: **Call List Agent, Lock Box, Appointment Required, Sign, Other (See Special Showing Instructions)**

Showing: Facilitator: **Call List Agent, Lock Box, Appointment Required, Other (See Special Showing Instructions)**

Special Showing Instructions: **Downstairs and third floor apartments are vacant. Please call or text listing agent.**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2%**

Facilitator: **1%**

Compensation Based On: **Gross/Full Sale Price**

Firm Remarks

Please call or text listing agent to schedule showings. Easy to show. Some notice appreciated. First and third apartments are vacant and the owners occupy the second floor.

Market Information

Listing Date: **11/12/2017**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$1,300,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Market History for 3266 Washington Street, Boston, MA: Jamaica Plain, 02130

| MLS # | Date | | | DOM | DTO | Price |
|--|------------|-------------------------------|-----------|----------|-----|-------------|
| 72254713 | 11/12/2017 | Listed for \$1,300,000 | Amy Lynch | 0 | | \$1,300,000 |
| Market History for Brant Rock Realty (AN3792) | | | | 0 | | |
| Market History for this property | | | | 0 | | |

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