







## Brookline/Chestnut Hill

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### PHOTOGRAPHY CREDITS:

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**NEWTON Centre ...** Tucked in coveted neighborhood. Eight rooms. Renovated kitchen. Lower level office. Mason Rice School district. 617-731-4644...**\$1,550,000**

Here is a snapshot of market activity in some of the most sought-after communities in Greater Boston. Hammond's data-driven approach to residential real estate makes a difference every day for our seller and buyer clients.

Please feel free to reach out to me or one of our full-time, professional agents if you are curious about the value of your property or contemplating a purchase this fall or in 2022.

James A. Nemetz  
Senior Vice President/Manager

	Median Sales Price			Number of Closed Sales			2021**	Sales Price to Original Price
	2020*	2021**	% Change	2020*	2021**	% Change	Days to Offer	
Brookline								
Singles	\$2,225,833	\$1,950,000	-12.4%	112	123	+9.8%	31	100%
Condos	\$920,000	\$850,000	-7.6%	323	491	+52.0%	34	98%
Newton								
Singles	\$1,313,400	\$1,535,000	+16.9%	462	539	+16.7%	24	101%
Condos	\$832,500	\$802,000	-3.7%	246	372	+51.2%	31	90%
Brighton								
Singles	\$835,000	\$815,000	-2.4%	18	24	+33.3%	15	103%
Condos	\$505,000	\$499,900	-1.0%	149	265	+77.9%	35	98%
Jamaica Plain								
Singles	\$1,060,000	\$1,007,500	-5.0%	61	68	+11.5%	12	104%
Condos	\$662,500	\$680,000	+2.6%	368	415	+12.8%	22	102%
West Roxbury								
Singles	\$688,000	\$780,000	+13.4%	173	185	+6.9%	13	103%
Condos	\$510,000	\$453,500	-11.1%	81	106	+30.9%	27	100%
Needham								
Singles	\$1,227,500	\$1,350,000	+10.0%	228	254	+11.4%	16	104%
Condos	\$855,000	\$894,000	+4.6%	37	60	+62.2%	9	98%

Source: MLS PIN Closed Sales Data \* 1/1/20 - 10/31/20 \*\* 1/1/21 - 10/31/21

**Cover photo BROOKLINE ...** State-of-the-art new construction. Nine rooms. Five bedrooms. Five and one-half bathrooms. Elevator. Two-car garage. 617-731-4644...**\$4,889,000**





**NEWTON, Chestnut Hill ... Imperial Towers.** Front-facing one bedroom unit. Kitchen and bathroom renovated 2015. Storage and deeded parking included. Full-service building. 617-731-4644...\$475,000



**BROOKLINE, Coolidge Corner ...** Two bedroom corner unit. Bright floor plan with modern touches. Kitchen with granite. Updated bathroom. In-unit laundry. Common roof deck. 617-731-4644...\$599,999



**NEWTON, Chestnut Hill ... Towers of Chestnut Hill.** 11th floor. South tower. Renovated one bedroom unit with skyline views. 1.5 bathrooms. Garage parking. Full-service building. 617-731-4644 ...\$549,000



**BOSTON, South End ...** Tree-lined Dartmouth Street. Three units available: studios, one-bedroom. Historic neighborhood with easy access to restaurants, shops. 617-731-4644 ...\$369,000 – \$550,000





**WEST ROXBURY ...** Eight room residence on cul-de-sac. Four bedrooms. Eat-in kitchen leads to patio. Office. French doors. Hardwood floors. Fenced gardens. Detached garage. 617-731-4644 ...\$729,900



**WEST ROXBURY ...** Pretty three bedroom Bungalow. Original gum wood detail. Built-in bookcases. Front porch overlooking yard. Three-car parking. Near commuter rail station. 617-731-4644 ...\$539,000



**WEST ROXBURY ...** First floor of two family. Three bedrooms. Kitchen with island. Living room with fireplace, wood floor. In-unit laundry. Covered porch. Off-street parking. 617-731-4644 ...\$499,000



**WEST ROXBURY ...** Bellevue Hill area. Circa 1924. Ten room residence. Craftsman-style detail include natural woodwork. Fireplace. Pretty stairway. Fenced yard. Garage. 617-731-4644 ...\$879,900





**NEWTON ... Nabanton Woods.** Gut renovation. One bedroom unit with open concept living. Balcony overlooking pool. Covered parking. Full-service building with elevator, gym. 617-731-4644 ...\$599,000



**BRIGHTON ...** Bordering Brookline. Front-facing two bedroom penthouse. Updated kitchen and bathroom. Pretty details. Assigned parking. Common deck. Prime location. 617-731-4644 ...\$529,000



**BRIGHTON ...** On Brookline line. Tastefully renovated two bedroom unit. Custom kitchen. Family room with beamed ceiling. Living room with access to deck. In-unit laundry. Parking. 617-731-4644 ...\$529,000



**BROOKLINE, Washington Square ...** 6th floor. Rear-facing one bedroom unit with treetop views. Open floor plan. Kitchen with black granite. Maple floors. Concierge. Elevator. 617-731-4644 ...\$595,000





**NEWTON, Chestnut Hill ... Imperial Towers.** 10th floor. Renovated one bedroom unit. One and one-half bathrooms. Deeded carport parking. Swimming pool. Full-service building. 617-731-4644 ...\$599,000



**BROOKLINE ...** Renovated three bedroom unit in landmark building. Kitchen with granite countertops. Bright living room. Hardwood floors. In-unit laundry. Storage. Great location. 617-731-4644 ...\$650,000



**BRIGHTON ...** Three bedroom unit. Kitchen with custom cabinetry, stainless steel appliances. Two bathrooms. Master bedroom suite. Central a/c. Two decks. Two-car parking. 617-731-4644 ...\$780,000



**BELMONT ...** Cushing Square. Two extensively renovated (2017-2018) units. Sun-filled floor plans with two bedrooms, beamed ceilings, well-appointed kitchens. Garage. 617-731-4644 ...\$625,000 & \$699,000





**NEWTON, Chestnut Hill ... Towers of Chestnut Hill.** 11th floor. Two bedroom corner unit. Two bathrooms. Two-car garage parking. Full-service building. Indoor pool. 617-731-4644 ...\$805,000



**WEST NEWTON ...** Renovated kitchen opens to dining room. Living room with fireplace. Three bedrooms. 2.5 bathrooms. Garage converted to guest suite. Yard. Zoned SR3. 617-731-4644 ...\$899,000



**NEWTON, Chestnut Hill ... Florence Court.** Five room townhouse. Two bedrooms. Two and one-half bathrooms. Updated kitchen with granite countertops. Two-car garage parking. 617-731-4644 ...\$699,999



**BROOKLINE ...** Lovely two bedroom penthouse unit. Open floor plan with exposed brick walls, hardwood flooring. Balcony with treetop views. Near Washington Square. 617-731-4644 ...\$749,000





**BROOKLINE ...** Upper corner location at *The Park*. Two bedroom unit. Two bathrooms. Grounds designed by Frederick Law Olmsted. Amenities: gym, library, two-car parking. 617-731-4644 ...\$749,900



**MILTON ...** Gorgeous 2nd floor unit. Three bedrooms. 2,491 square feet of living space. Great room with fireplace. Two bathrooms. Deck overlooks pretty yard. Two-car garage. 617-731-4644 ...\$1,200,000



**NEWTON, Chestnut Hill ...** *Towers of Chestnut Hill*. 3rd floor. Renovated three bedroom, two bathroom unit. Two parking spaces, one garage. Full-service, luxury building. 617-731-4644 ...\$975,000



**JAMAICA PLAIN ...** *Cabot Estate*. Open living/dining area with access to balcony. Sleek kitchen with white cabinetry. Two bedrooms. Two bathrooms. Elevator. Pool. Tennis court. 617-731-4644 ...\$957,000





**NEWTON ...** Auburndale. Living and dining rooms with fireplace, beamed ceiling. Updated kitchen. Five bedrooms. 3 full, 2 half bathrooms. Detached two-car garage. Pretty backyard. 617-731-4644...\$1,325,000



**JAMAICA PLAIN ...** Eight room residence. Renovated kitchen opens to dining room. Four bedrooms. Two and one-half bathrooms. Near Jamaica Pond, Arnold Arboretum. 617-731-4644 ...\$1,310,000



**NEWTONville ...** Two-family residence. Each unit offers two bedrooms, renovated kitchen and bathroom, in-unit laundry. Two-car garage under. Fantastic location. 617-731-4644 ...\$1,279,000



**NEWTON Highlands ...** Four bedroom residence. Gracious open floor plan. Beautiful solarium and large family room adjacent to kitchen. Direct-entry garage. 15,770 square foot lot. 617-731-4644 ...\$1,299,000





**BROOKLINE** ... 1,933 square foot unit. Four bedrooms plus office. Living room with gas fireplace. Period details. Two and one-half bathrooms. Central a/c. Parking space. 617-731-4644 ...\$1,299,000



**BROOKLINE, Washington Square** ... South-facing penthouse. Gut renovation down to the studs. Three bedrooms. Two and one-half bathrooms. State-of-the-art kitchen. Deck. Parking. 617-731-4644...\$1,749,900



**NEWTON Highlands** ... Five bedroom townhouse. Updated (2019) kitchen and bathrooms. Open floor plan. Deck overlooks fenced-in yard with patio. Legal in-law suite. Two-car garage. 617-731-4644 ...\$1,499,000



**BROOKLINE, Washington Square** ... 2017 gut-renovated single family alternative with direct-entry garage parking. Bright, open floor plan. Four bedrooms. 3.5 bathrooms. 617-731-4644 ...\$1,699,000



# FINE PROPERTIES

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*A collection of  
luxury homes  
for sale*

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NEWTON Corner ... See page 14 top for property description. ... \$2,199,000





**NEWTON ...** Stunning new construction on West Newton Hill. This majestic residence with five bedrooms, six full and two half bathrooms, features a wonderful open, sun-filled floor plan for grand entertaining and everyday living. A dramatic two-story foyer leads to an oversized chef's kitchen with top-of-the-line appliances, large center island, and breakfast nook; an expansive family room with fireplace; and elegant living and dining rooms. A first floor bedroom/office en suite and laundry complete this level. The second floor offers a luxurious master bedroom wing, complete with a fireplace, balcony, bathroom, and two oversized walk-in closets; three other generously sized en suite bedrooms; and second laundry room. The lower level, with direct outdoor access, is comprised of an exercise room, second family room, and bathroom. Other highlights include a mudroom, three-car garage, beautiful grounds, and access to major roadways.

Call (617) 731-4644

...\$4,250,000

**BROOKLINE ...** Tucked at the base of Fisher Hill in one of Brookline's most desirable neighborhoods, this handsome 1945 five-bedroom Colonial-style residence offers a wonderful layout for today's living. The cook's kitchen, appointed with custom cabinetry and granite countertops, is filled with light and was designed to offer a flexible space for eating and relaxing with access to the patio and fenced-in yard. The gracious living room, with a fireplace and patio access, opens to an expansive family room. A beautiful dining room, full bathroom, and mudroom complete the first floor. The second level offers a lovely master bedroom suite with a walk-in closet, study, and large bathroom with a vaulted ceiling. In addition, there are three bedrooms, a nursery/office, two full bathrooms, and laundry. The finished lower level includes a family room with a fireplace, a large room with built-in cabinets, half bathroom, laundry room, and access to the garage with additional storage. This property is just blocks to Brookline High School, Runkle Elementary School, Brookline Hills "T" station, and village shops and restaurants.

Call (617) 731-4644

...\$2,775,000





**BROOKLINE, Chestnut Hill ...** Built in 2006, this pristine residence is set on a 15,251 square foot lot abutting a pond. The inviting foyer, with a high ceiling, is flanked by large formal dining and living rooms. Much of the first floor offers inlaid wood floors and 10' ceilings. The house was built with an open-concept floor plan featuring a kitchen open to the family room, encompassing a 46' wide expansive space, with banks of windows and French doors open to a deck. The kitchen showcases a well-appointed 12' center island with elevated bar seating. There are four bedrooms on the second floor, including a sun-filled master bedroom suite with soaring cathedral ceiling and enormous picture window, two walk-in closets, and four-piece en suite bathroom with skylight. Another bedroom on this level has a vaulted ceiling. The 2021 newly finished basement is designed with a custom home theater with 85-inch TV and 9.2 sound system, wet bar, wine refrigerator, full refrigerator, gym, and full bathroom with walk-in shower and second laundry. On this level are a cedar closet, large storage room, access to the two-car garage under, and walk-out to the huge yard. The open attic space was finished as a 31'x12' play room or office. This beautiful home offers tremendous light, and the expansive level backyard is adjacent to a pond at the edge of the property line.

Call (617) 731-4644

...\$2,499,000



**NEWTON Corner ...** Exceptional residence on a beautiful cul-de-sac atop Farlow Hill, privately sited on exquisitely landscaped flat secluded lot with panoramic views. Built in 2012 on a grand scale, it is perfectly appointed with exquisite finishes, open layout, soaring ceilings, gorgeous oak inlaid floors, and four fireplaces. The entry foyer, flanked by a large living room with a fireplace and a huge dining room, leads to the office/en suite guest bedroom. A spectacular chef's kitchen with custom cabinetry, massive center island, high-end appliances, and a sunlit dining area, lined with doors to a 21'x15' deck and yard, opens to an expansive family room with fireplace, soaring ceiling, and skylights. A secondary entrance with a mudroom and half-bathroom complete this level. Upstairs, there are a grand master bedroom suite with a fireplace, a luxurious spa-like bathroom, and a huge walk-in closet; three generously sized bedrooms with en suite bathrooms; and laundry room. The third floor has a bedroom, full bathroom, and 24'x20' office/studio/recreation space. The bright ground floor with a bedroom, full bathroom, and huge game/gym/media room with a fireplace opens to two patios and enclosed grounds -an ideal oasis for intimate and formal entertaining.

Call (617) 731-4644

...\$4,180,000





**BROOKLINE, Chestnut Hill ...** Fantastic Chestnut Hill location. A private circular driveway leads to this magnificent and extensively renovated residence designed with both an old-world charm and contemporary flair. The welcoming entrance opens to a versatile and chic floor plan. The grand living/dining room, with high ceiling and large windows, has French doors to the yard. The recently renovated kitchen, with quartzite island, quartz countertops, top-of-the-line appliances, custom cabinetry, and sitting area, overlooks the lovely yard and has access to a mudroom and attached two-car garage. There is a spacious first floor master bedroom suite with walk-in closet and renovated bathroom. A family room and an office, each with a full bathroom, complete this level. The second floor has three bedrooms and a full bathroom. There is a full finished lower level. This home has gas systems, air-conditioning, hardwood floors, yard with mature plantings, copper gutters, and slate roof. Near Putterham Golf Course, The Street, and Skyline Park.

Call (617) 731-4644

...\$2,850,000

**BROOKLINE ...** This beautiful, sun-filled thirteen room, six-bedroom, three full bathroom Turn-of-the-Century residence is sited on 6,143 square feet of land and features generously proportioned rooms, high ceilings, and gleaming wood floors. The first floor, with an open floor plan, offers a spacious foyer, a gracious living room, and a music room — both with custom built-ins and wood and glass pocket doors. The eat-in kitchen opens to a family room leading to lovely, screened porch. The second level offers a large bow-front bedroom with an alcove, three additional rooms for bedroom or office, and two bathrooms. The third floor is comprised of a two-bedroom apartment with a loft, living room/dining room, kitchen, and bathroom, and could be incorporated back into the main house. Other amenities offered are an inviting front porch, a level yard with a brick patio and planters, basement storage, two-car garage, and easy access to shops and public transportation. Coolidge Park is right round the corner.

Call (617) 731-4644

...\$2,500,000





**NEWTON, Chestnut Hill ...** BThis handsome Royal Barry Wills designed residence is set on over a half-acre lot in Chestnut Hill. The architecture is distinctive and captures the charm of the era. Highlights include a living room with a wood-burning fireplace with beautiful carved wood panel surround; an adjacent sun-filled sitting room; a dining room with a wall of custom built-in cabinetry; a spacious eat-in kitchen; and a generously sized sunroom opening to a large, level fenced back garden. A den with stained glass windows, a half bathroom plus a bedroom with a bathroom complete the main level. The second level is comprised of two bedrooms, connected by a full bathroom, another bedroom, bathroom, storage room/office, and a master bedroom suite with a dressing room and a full bathroom. In addition, there are hardwood floors; a lower level with a family room, office, and storage areas; and a direct entry two-car garage. This property is in the Ward School district and close to The Street and Chestnut Hill Mall.

Call (617) 731-4644

...\$2,250,000



**WEST NEWTON HILL ...** Sun-filled and expansive, this impeccably maintained residence has had many updates and improvements. The foyer is flanked by a gracious dining room and a grand, oversized living room with a fireplace, beamed ceiling, doors leading to a three-season sunroom, and expansive deck. The massive, open-concept, eat-in kitchen features a granite-topped Island, spacious lounging area, Miele, Wolf, and Sub-Zero appliances, wet bar, and dry bar. The laundry room is conveniently located off the kitchen. The second floor features four large bedrooms with built-in cabinets and deep closets, oak floors and carpeting throughout, and a stunning primary bedroom suite with a fireplace, numerous closets including a large walk-in, built-in cabinetry, and custom window seats. The updated primary bathroom features white cabinets with gray quartz countertops, two vanities, large shower, and soaking tub. A vast finished lower level offers a workroom and flexible space for a playroom/media center/gym/office and storage. Oak floors and wall-to-wall carpeting throughout, newer windows, recessed lighting, decorative arched doorways, central air-conditioning, radiator steam heat by gas, and rebuilt, heated two-car with direct interior access.

Call (617) 731-4644

...\$2,275,000





**NEWTON Corner ...** This gorgeous six-to-seven-bedroom Queen Anne Victorian-era residence has been lovingly maintained and the exterior freshly painted. The first floor features over 10' high ceilings and a grand central staircase flanked by two beautifully appointed parlor and living/sitting rooms with ornate decorative fireplaces. A graciously sized dining room, office, kitchen, laundry room, and walk-in pantry are on this floor. On the second floor, there are four bedrooms — two potential master bedroom suites, two full bathrooms, one of which has been recently remodeled with jade marble, and an office/reading room adjoining one of the bedrooms. The third level, accessed from a semi-private first floor staircase, has a custom designed two-bedroom suite. The floors throughout the house have been sanded and refinished, the walls refurbished and painted with delicate, invigorating colors, and there have been significant electrical and system upgrades including central air-conditioning. There is an oversized remodeled deck in the rear adjoining the kitchen and office, which faces out onto a large terraced backyard. The lot is zoned MRT.

Call (617) 731-4644

...\$2,199,000

**NEWTON ...** Prime Waban Location. Gorgeous 2009 Shingle-style residence one block from the village! This meticulous home features extensive reproduction detailing, soaring ceiling height, and is filled with natural light. The ideal blend of comfort and formality, perfect for entertaining and family gatherings. The first floor features a fabulous chef's kitchen with high-end appliances and adjoining family room; an elegant dining room; and an inviting living room with a gas fireplace. There are four generously sized bedrooms including a very special primary bedroom with a spa-like bathroom and a spacious deck. The amazing full, finished lower level offers plenty of space for home office, gym, and playroom. The private, zen-like garden with a patio is ideal for al fresco dining and relaxing. Spectacular in town location minutes to shops, the "T", and the Angier Elementary School.

Call (617) 731-4644

...\$1,979,000





**NEWTON Centre ...** Brimming with light and highly styled, this expansive property sited on a corner lot in the coveted South Side, near schools and offering nearly 6,400 square feet of impeccable space. Enhanced over the years with multimedia upgrades for the entertainment enthusiast, the elegant first floor music room is wired for concert hall presentation from the baby grand piano, while the lower level is complemented with a ten-seat custom designed Magnolia Home theater. Effortless hosting opportunities also include a separate entry into secondary full-service kitchen with laundry room, previously used for housekeeping and chef services. This generous space can transform into perfect in-law suite for guests. Four finished levels, five generous bedrooms, game room and home office spaces, four full/two half bathrooms, and three-car garage combine to bring you bountiful comforts from this single-owner exclusive property unlike any other. Convenient to Memorial Spaulding School and others, Longwood Medical Area, Boston, and highway access.

Call (617) 731-4644

...\$2,250,000



**BROOKLINE ...** Located in Brookline across from Larz Anderson Park and near The Country Club, this stately eleven room residence offers a layout well-suited for both formal and informal living. With over 3,250 square feet of elegant living space, there are five bedrooms, four and one-half bathrooms, and three fireplaces. The main level, with fine period detail, features grand living and dining rooms. The kitchen is appointed with top-grade appliances and a lovely eating area. The lower level is finished and includes an au pair suite. The manicured grounds provide a wonderful setting with lush lawns and gardens, sprawling deck, extensive brick work, and attached two-car garage.

Call (617) 731-4644

...\$2,399,900





**NEWTON Centre ...** This stunning corner end unit at The Terraces offers an open floor plan with soaring ceilings and over 3,100 square feet of living space. Highlights include a state-of-the-art kitchen with quartz countertops, stainless steel appliances, and a breakfast bar; a large family room with a gas fireplace, built-in wall unit; and cathedral ceiling; and an expansive dining room with lovely detail. There is a first floor bedroom with a bathroom, walk-in closet, and built-ins. A laundry room completes the first level. The second level features a loft overlooking the family room which is ideal for an office or gym; a large master bedroom with a walk-in closet and a spa-like bathroom equipped with two sinks and a Jacuzzi tub; and a third bedroom with a bathroom and a walk-in closet. The lower level is comprised of a bedroom with a bathroom, and a media room. Further enhancing this property are Hydro air heating, a wonderful patio off the family room, and a two-car garage. Set in excellent location with easy access to Newton Centre and Chestnut Hill shops and restaurants.

Call (617) 731-4644

**...\$1,850,000**

**NEWTON Centre ...** This 2018/2019 beautifully renovated residence offers a breathtaking open floor plan with built-ins and uniquely designed touches, with five bedrooms, two and one-half bathrooms, and multiple options for office, play room, and gym. This home features a recently constructed mudroom/front entryway, modern kitchen with all Miele appliances and quartz countertops, renovated bathrooms, and ready architectural plans for a new garage. On the first floor, a foyer opens in the center of the house to a dining room and living/family room. The first floor also offers an office/playroom and renovated half bathroom. On the second floor, enjoy a beautiful master bedroom suite with walk-in closet and gorgeous bathroom, another full skylit bathroom, laundry, and two other bedrooms, plus storage options. The third floor has two bedrooms and a cedar closet with plumbing for a full bath. The 1,025 square feet in the basement is unfinished, but offers storage, gym area, a second laundry, and plumbing ready for another full bathroom. Almost all of the windows have been replaced since 2018, closets have been outfitted and customized, and heating and air-conditioning systems have been replaced. Shops and T in Newton Centre are within 3/4 of a mile. Ward School.

Call (617) 731-4644

**...\$1,799,000**







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Inspired by the work of Piet Mondrian, this one-of-a-kind contemporary design is by Urbaness, known for a different, higher level of design.

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The Mondrian looks and feels like a single-family house.

### **It's ideally located.**

The many attractions of Brookline are matched by easy access to all that Boston has to offer. And it's just a few blocks from the Longwood Medical Area

**Completion is scheduled for November 2021  
and pricing starts at \$2,600,000**

**For more information call 617-731-4644**

**Or visit the website:  
[TheMondrianBrookline.com](http://TheMondrianBrookline.com)**







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17 Charles Park Road, West Roxbury - Adjacent to Millennium Park