

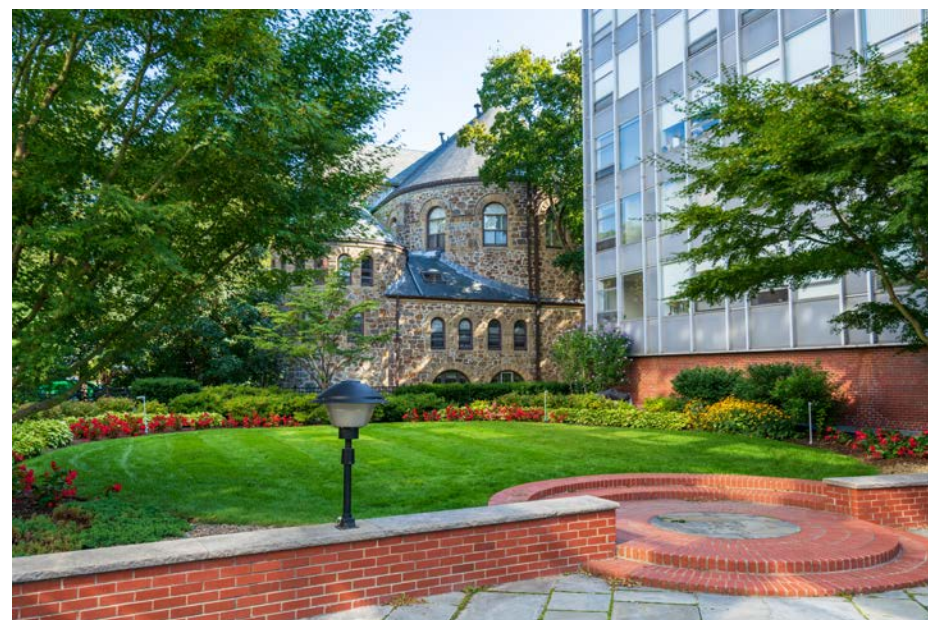
Jonathan P. Radford is pleased to present

PARK STREET CONDOMINIUMS
80 PARK STREET, RESIDENCE 75, BROOKLINE, MASSACHUSETTS
Offered at \$1,600,000



**GLOBAL
LUXURY****80 PARK STREET, RESIDENCE 75, BROOKLINE**I. Introduction

This is a rare opportunity to purchase the most desirable floor plan at the Park Street Condominiums complex. Accessed by an elevator and located on the seventh floor, this residence offers 2,002sf of one-floor living space



comprising three large bedrooms, two updated bathrooms, an expansive living room, a kitchen and a balcony with superb views. All rooms have picture windows and benefit from an abundance of natural light and delightful views. There is plenty of in-unit storage, including two walk-in closets for the master bedroom, double closets for the two guest bedrooms, a generous cedar closet and linen and pantry storage. Additionally, the home has a large storage room on the first floor of the building. Completing this offering is one garage parking space located close to the elevators. Building staff is present from 7AM to 9PM every day and on call 24/7.

The Park Street Condominiums complex adjoins Griggs Park in the premier Coolidge Corner neighborhood of Brookline. Residents benefit from the proximity of shopping, restaurants and cafés, the Coolidge Corner Theatre, and public transportation with ease of access to downtown Boston.



80 PARK STREET, RESIDENCE 75, BROOKLINEII. Description of Residence #75

- **Entrance Hall** with its guests' coat closet.
- **Elegant Living Room (24'5" x 24'6"*)**. The size of the living room is what makes this the most sought-after floor plan in the building. The 2,002sf of living space provide three bedrooms without compromising the size of the living/dining room. The room size allows for the composition of multiple sitting areas and a dining area. A complete wall of windows and the sliding glass doors to the balcony provide an abundance of natural light.



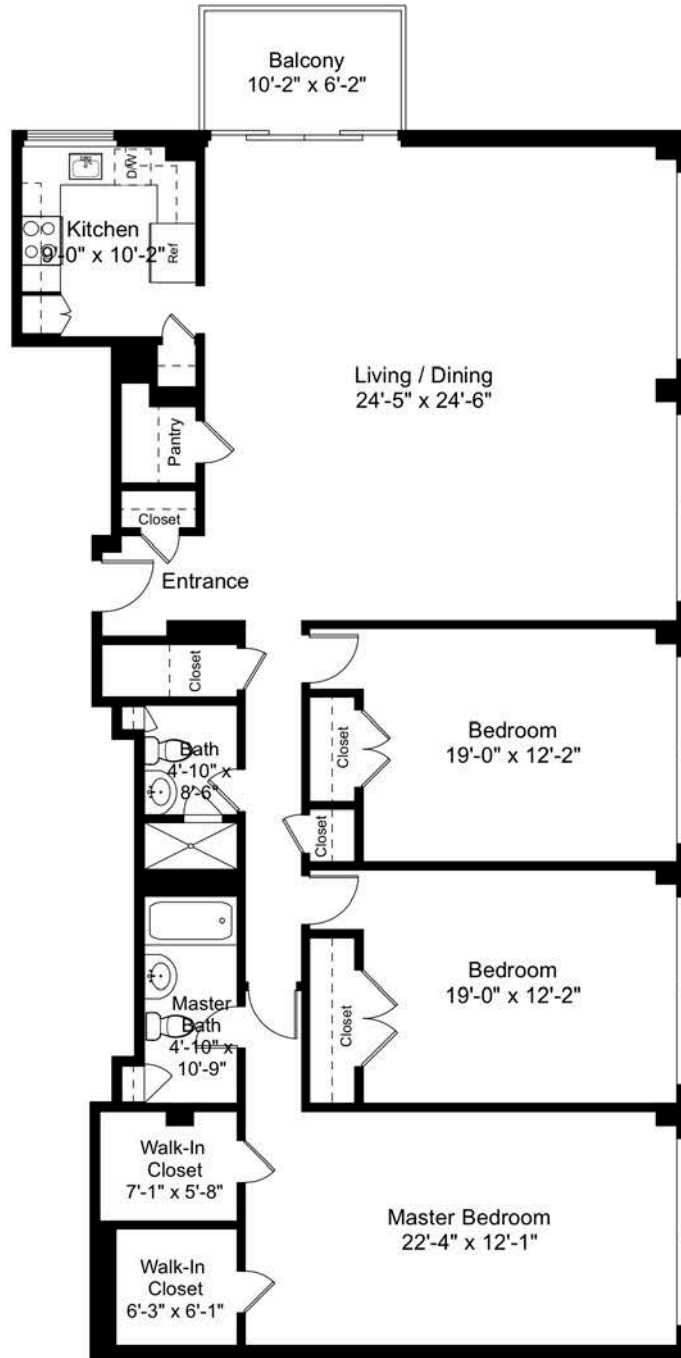
80 PARK STREET, RESIDENCE 75, BROOKLINE

- **Kitchen (9'0" x 10'2"*)**. The kitchen has an extensive range of cabinetry and granite counters. There is a pantry closet in the kitchen and a walk-in pantry, or storage closet, in the dining area of the living room. The appliance package comprises a Frigidaire electric stove, Samsung microwave, Samsung refrigerator/freezer and a Bosch dishwasher. A window over the sink has fabulous tree-top views.
- **Master Bedroom (22'4" x 12'1"sf*)**. The generously-proportioned master bedroom has a wall of windows, two large walk-in closets and an ensuite **Master Bathroom (4'10" x 10'9"sf*)**. The fully tiled bathroom is furnished with a bathtub with glass doors and a shower attachment, pedestal sink and a large floor-to-ceiling medicine and linen closet.
- **Bedroom 2 (19'0" x 12'2"*)**. This large second bedroom has a wall of windows and a double closet.
- **Bedroom 3 (19'0" x 12'2"*)**. This large third bedroom has a wall of windows and a double closet.
- **Bathroom 2 (4'10" x 8'6"*)**. The fully tiled bathroom is furnished with a shower with a glass door, pedestal sink and a large floor-to-ceiling medicine and linen closet.
- **Additional storage** is provided by a large walk-in cedar closet and a linen closet.



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III. Floor Plan



Unit 75 Floor Plan
Ceiling Height = 7'-9"



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IV. Observations

- **Flooring.** With the exception of the bathrooms, which have ceramic tile floors, the condominium has wood floors throughout.
- **Storage.** The condominium has an abundance of storage and additionally has a storage room on the first floor.
- **Heat and air conditioning.** The buildings' boilers and a chiller provide heat and air conditioning. The unit has four zones. The association performs an annual inspection and filter change that is included in the condominium fees. In the event that the association identifies repairs that are needed, these must be organized by the unit owner at the unit owner's sole charge.
- **Community common room.** All residents have access to a community common room. According to the building handbook:
"The room is always unlocked and residents are encouraged to use the room and its ping pong table. Paddles and balls are provided and must not be taken from this room. Parents and caregivers of small children are encouraged to use the community room as a supervised play area. Parties may be held in the community room, subject to approval by the Board of Managers."
- **Intercom.** An intercom system controls the main door to the building. The intercom can be connected to either a landline or mobile telephone.
- **Laundry room.** Washers and dryers are located in the laundry room in the garage level and are available for use by residents 24 hours a day. Washing machines and dryers are accessed by cash cards, which are obtained from the card-dispensing/cash machine in the laundry room.
- **Move in/out fees.** All move-ins require a non-refundable \$500 fee. There is no additional charge for moving out.
- **Pet policy.** Unit owners are permitted to have one indoor cat or other animal, except a dog as a pet. A new unit owner may move in with a dog. However, after the death or removal of a dog, it may not be replaced. Renters are allowed to have an indoor cat but are not allowed to have a dog.

V. Property Statistics

Number of Rooms:	6
Number of Bedrooms:	3
Number of Bathrooms:	2
Living Space:	2,002sf*
Parking:	1 garage parking space close to the elevator
Condominium Fees:	\$1,152.22
Estimated Property Taxes:	\$10,887 for fiscal year ending 2019
Price:	\$1,600,000



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VI. Notices

* All measurements are approximate.

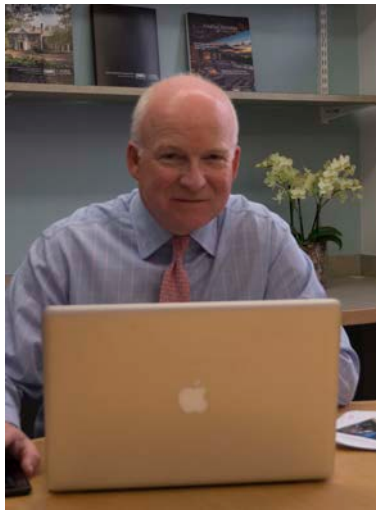
To Potential Purchaser(s)

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VII. Buyer Notes



Jonathan P. Radford

Notable Achievements

Record for highest price sale in MA in 2018 (\$25,000,000)

Record for highest price company sale (\$62,000,000)

#1 Coldwell Banker agent for entire New England Region

Ranked in top 100 of all US agents by WSJ

Watch my movie resume at www.JonathanRadford.com