

City of Newton

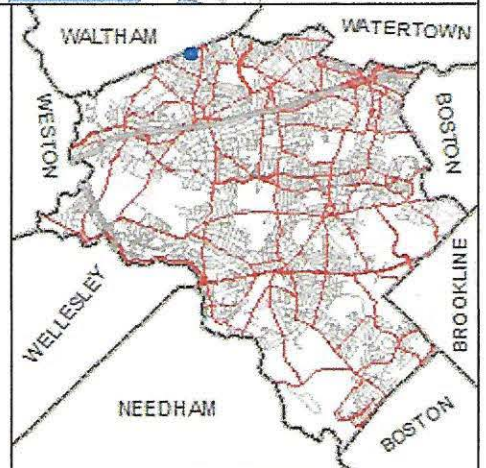


Property ID: 34045 0012
Address: 10 CAMBRIA RD
Owner: CLOSE ROBERT E



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Assessors' Office to confirm boundaries uses at the time of assessment.



Sandi Fromm
Karp, Liberman & Kern Sotheby's International Realty
617-610-8880

10-12 CAMBRIA ROAD
Newton, MA 02465-1117
Multi-Family



MLS #: **71871628** Status: **Sold**
List Price: **\$649,000** Sale Price: **\$610,000**
List Date: **7/10/2015** Sale Date: **9/23/2015**
Off Market Date: **9/23/2015**
List\$/SqFt: **\$378.21** Sold\$/SqFt: **\$355.48**
Days on Market (Total): **75** Days on Market (Office): **75**

Property Features

# of Units: 2	Type: 2 Family - 2 Units Up/Down
Total Rooms: 10	Apprx Acres: 0.11
Total Floors: 2	Apprx Lot Size: 5000 sq.ft.
Heating Units: 1	Apprx Living Area: 1716 sq.ft.
Heating Zones: 2	Garage: 0
Cooling Units: 0	Parking: 4 Paved Driveway
Cooling Zones: 0	Year Built: 1938

Unit Descriptions

Unit	# Rms	# Brs	FB/HB	# FP	# Lvl	Flr#	Mon Rent	Lease	Rent Includes	Heating
1	5	2	1/0	0	1	1	\$0	No	--	Gas
2	5	2	1/0	0	1	2	\$0	No	--	Gas

Annual Expenses

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

Features & Other Information

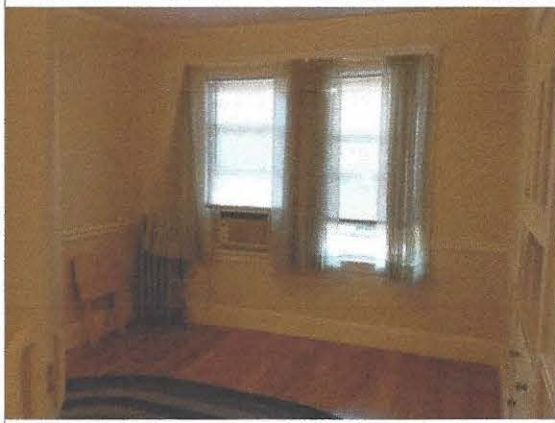
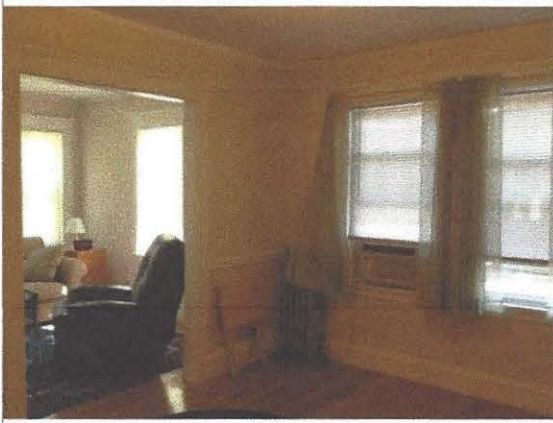
Basement: **Yes Full, Sump Pump**
Exclusions: **2nd floor refrigerator**
Exterior: **Vinyl**
Foundation: **Fieldstone**
Hot Water: **Natural Gas**
Lead Paint: **Unknown**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

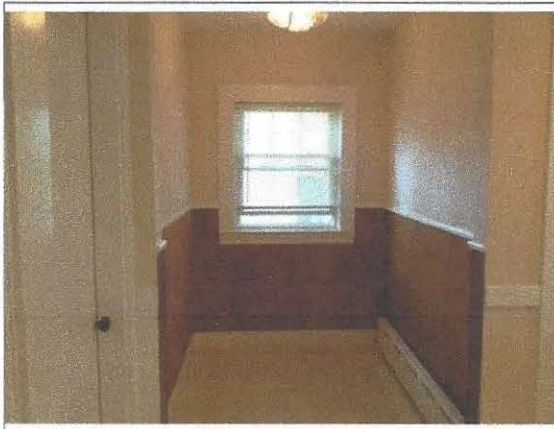
Remarks

Affordable multi-family home is a wonderful opportunity for those wanting to get into the Newton market but would like a little help with their monthly payment. Each unit has 2 beds, 1 bath, living room, dining room, kitchen and porches. Easy care vinyl siding and tilt-in windows for easy maintenance. Nice sized back yard for summer play or entertaining has a shed to store all your outdoor furniture and lawn equipment. Full basement with half bath is semi-finished and has potential for additional living space. Driveway parking for 4 cars and a great location make this home a winner!

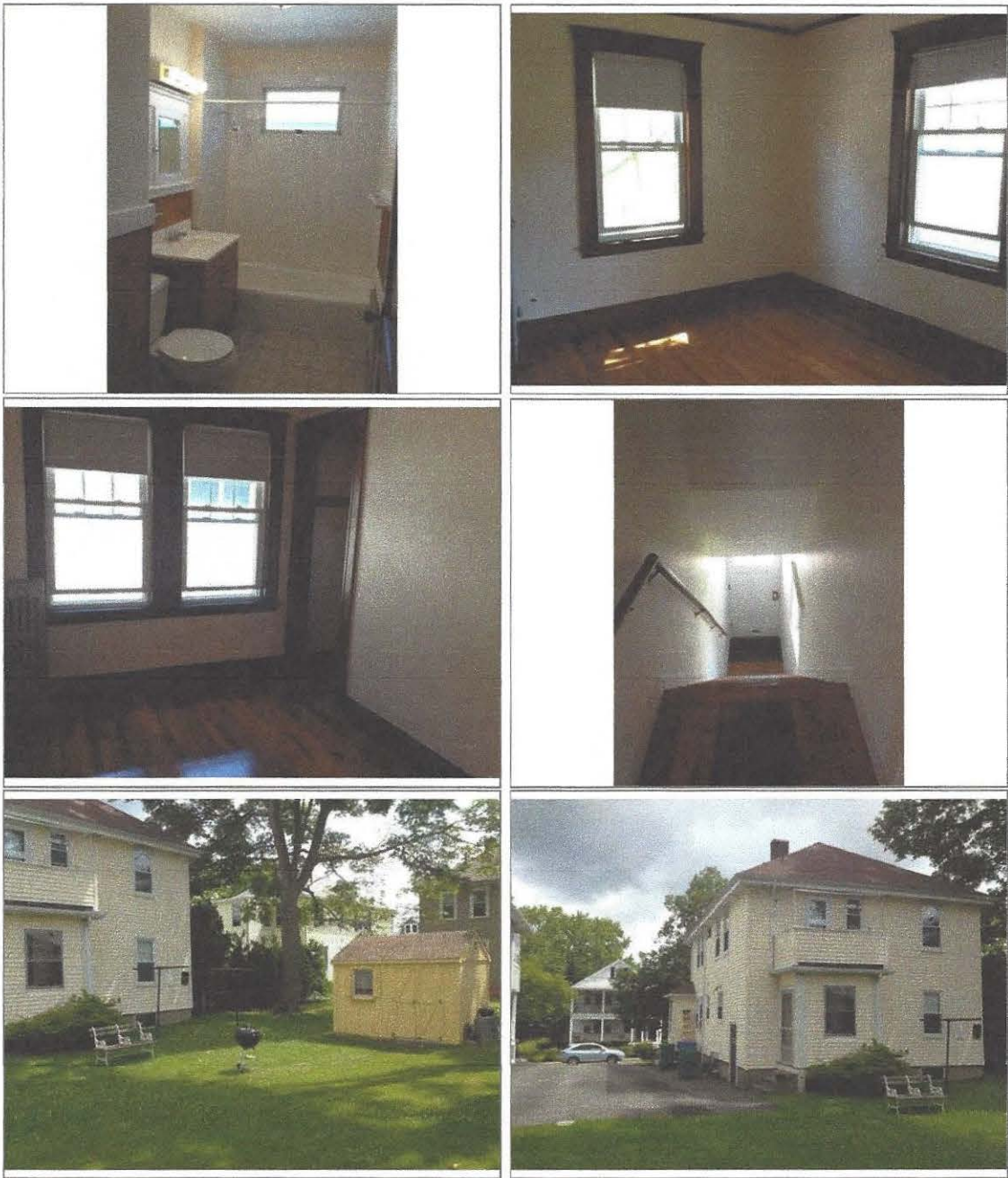
Tax Information

2015 Taxes: \$4782	Assessment: \$411,900	Cert: Zoning Code: SR3
Pin #: S:34 B:045 L:0012		Map: Block: Lot: Book: 31353 Page: 208

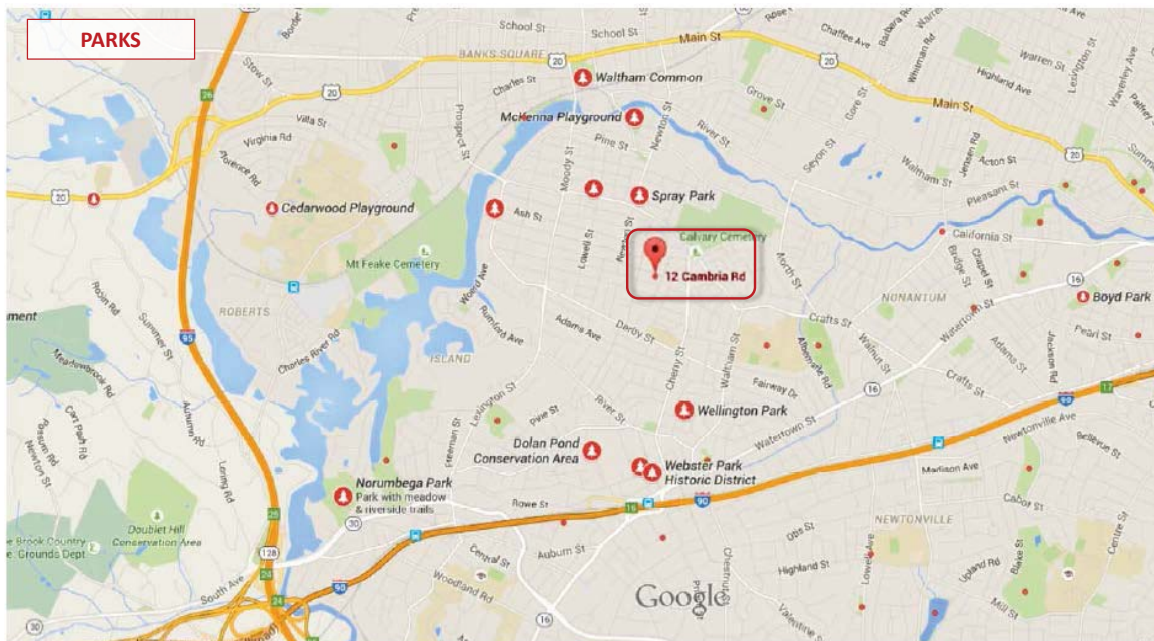
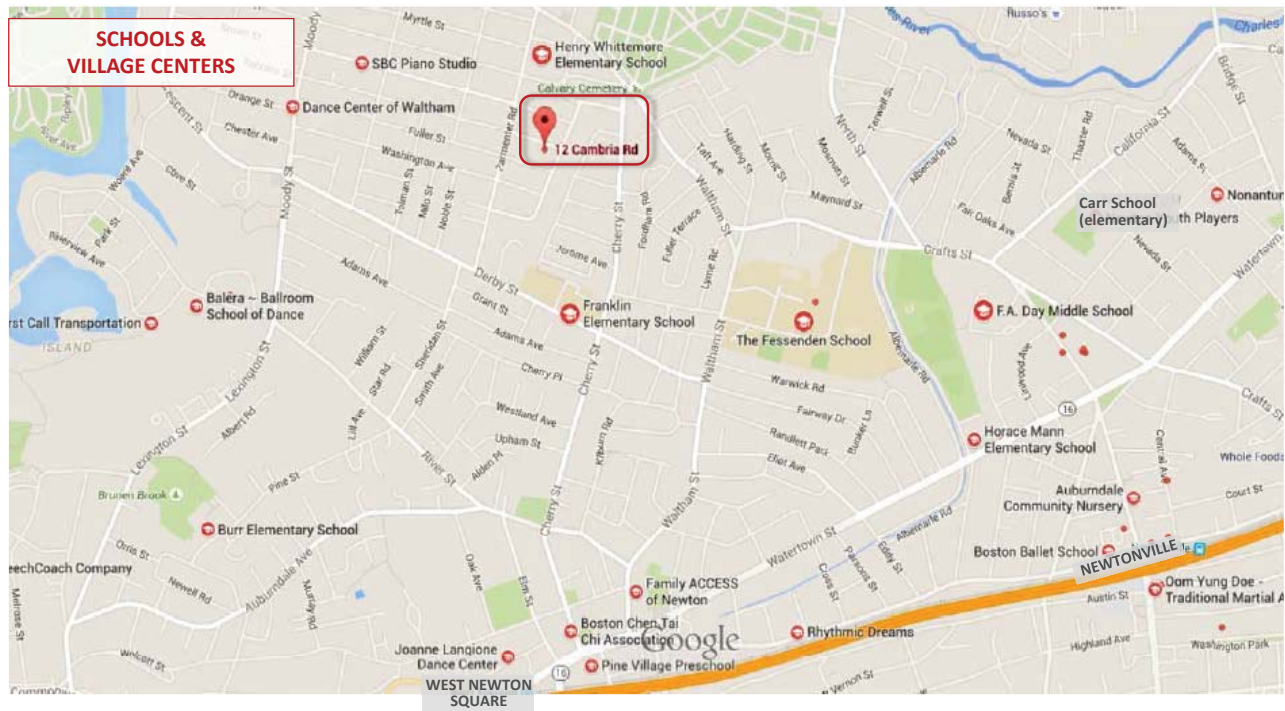


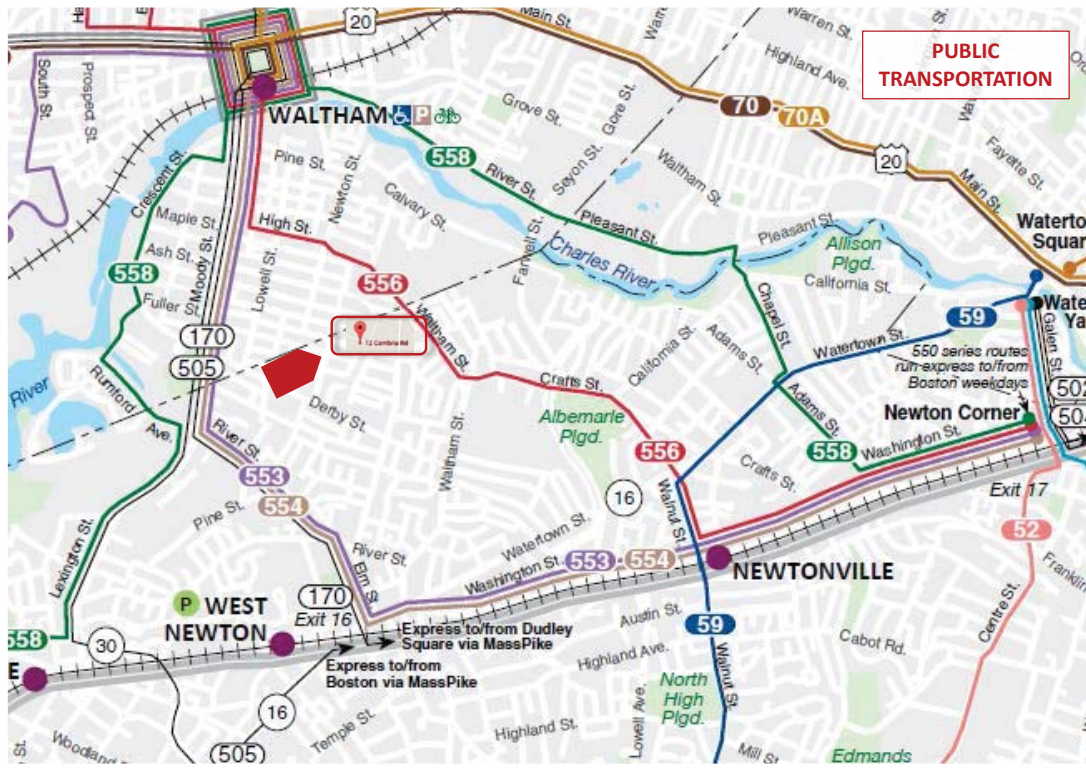
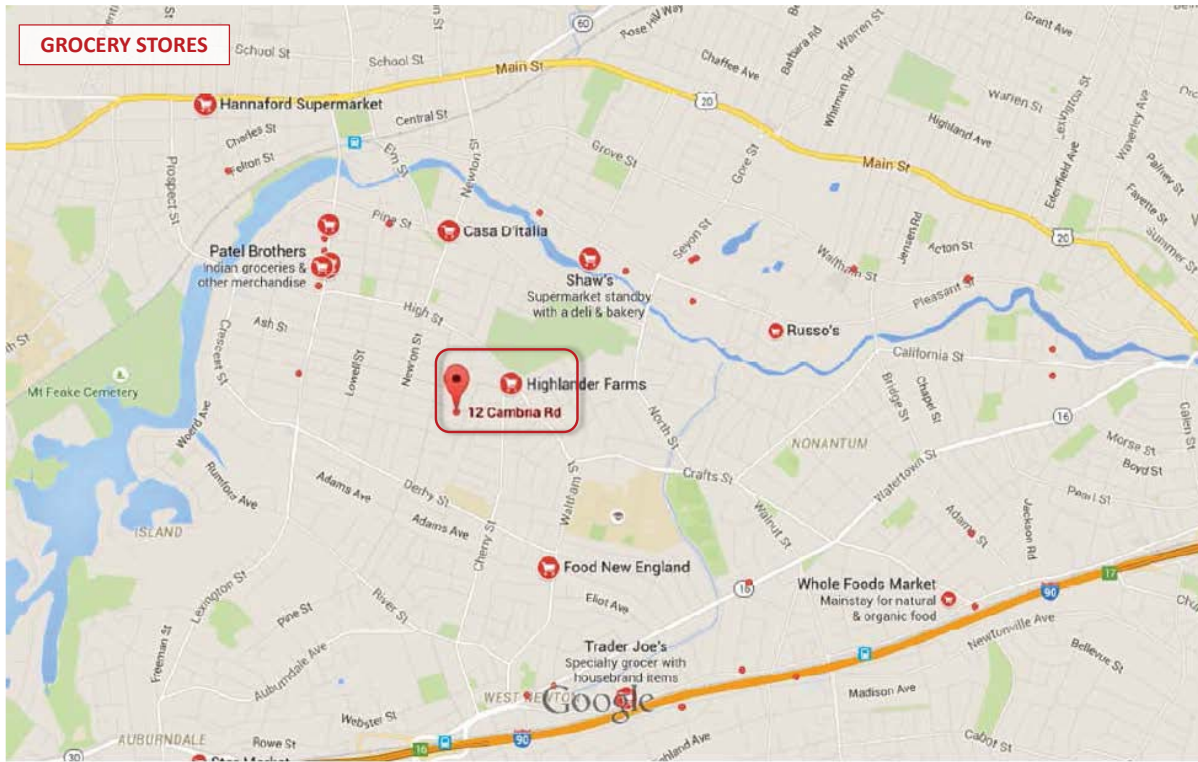






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10-12 Cambria Road
exterior photos
(* from realtor),
August 2015

from pre-proposal



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exterior photos
(* from realtor),
August 2015

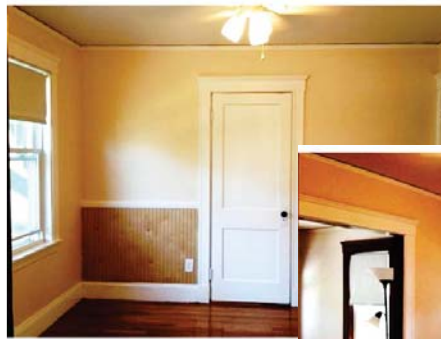


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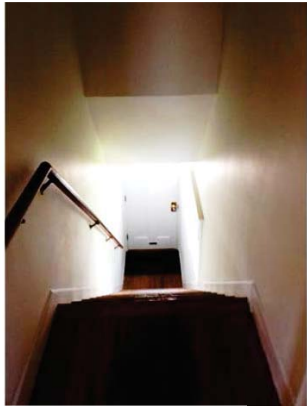


10-12 Cambria Road
interior photos from realtor,
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