



MLS # 71297654 - New Multi Family - 2 Family

**63-65 Payson Road
Belmont, MA 02478
Middlesex County**

List Price: **\$849,000**

Total Units: **2**
Total Rent: **\$2,100**
Total Bedrooms: **7**
Total Fireplaces: **2**
Middle School: **Chenery**
Directions: **Common to Payson Road**

Total Floors: **2**
Total Rooms: **15**
Total Full/Half Baths: **3/0**
Grade School: **Wellington**
High School: **BHS**

Remarks

Rare Opportunity: Stately two family in Payson Park (Wellington School). Walk to Park or Bus. HW throughout. First floor is a two bedroom (over 1300 sq.ft) move in condition with newer bath. Second apt. is a huge duplex unit with e-i-k and 5+ bedrooms and two full baths. Formal dining rooms and fireplaces in both units with built-ins, and gumwood molding. Rear decks. Large lot with 2 car garage/driveway. First floor rented until 4/30/12 at \$2100. 2nd floor is vacant- prev. rented for over \$3,000.mo.

Property Information

Approx. Living Area: 3825 sq. ft.	Approx. Acres: 0.16 (7011 sq. ft.)	Garage Spaces: 2
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 4 --
Living Area Source: Appraiser	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures: from Appraisal Report		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$25200
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$25200
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **6** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **2100** Lease: **Yes**

Unit #2

Rooms: **9** Bedrooms: **5** Full/Half Baths: **2/0** Fireplaces: **1** Levels: **2** Floor: **2** Rent: **0** Lease: **No**

Features

Basement: **Yes**
Beach: **No**
Foundation Size: **9999**
Foundation Description: **Granite**
Lot Description: **Paved Drive**
Sewer and Water: **City/Town Water**
Waterfront: **No**


Other Property Info

Disclosure Declaration: **No**
Disclosures: **Ask Listing Agent.**
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built: **1920** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:

Tax Information

Pin #:
Assessed: **\$736,000**
Tax: **\$9744.64** Tax Year: **2011**
Book: **16663** Page: **482**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Office/Agent Information

Office: Ford Realty Brookline  (617) 232-1049
Agent: Arlene Lehane  (617) 281-4809





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