MLS # 72851988 - New
Single Family - Attached

9 Cumston Street
Boston, MA 02118-3856
Suffolk County

List Price: **$2,650,000**

Style: **Colonial, Multi-Level, Federal**
Color: **Brick**
Grade School:
Middle School:
High School:
Handicap Access/Features:
Directions: **Washington to Rutland to Cumston**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2f 1h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

Located in the South End on a charming and picturesque tree-lined street is where you will find this meticulously cared for and upgraded single family multi-level Federal style townhouse.This rare end unit offers oversized windows that allow for an abundance of natural light throughout; and features high ceilings, h/w floors, custom blinds, 1st level features a stunning oversized chef's kitchen with granite, subway tiles, Viking 6 burner stove, sub-zero refrig. An adjacent dining/family room features built-ins and paneled glass door leading outside to a beautiful new professionally landscaped patio and fenced private terrace.2nd level L.R. with a beautiful mantel and wood-burning FP, built-ins,h/w, crown molding,stunning chandelier, french doors that enter into a window-filled separate office alcove.3rd level features two BR's(or 1 as home office). 4th level,with views of the Back Bay, features king-size master bedroom, 2 walk-in closets and a luxury bathroom. Many updates throughout.

Property Information

Approx. Living Area: **2,197 Sq. Ft.**
Living Area Includes:
Living Area Source: **Public Record**
Living Area Disclosures: **LIVING AREA MEASUREMENTS + OR -**
Disclosures: **Garage Fee $66.15 per month**

Approx. Acres: **0.02 (1,056 Sq. Ft.)**
Heat Zones: **2 Forced Air, Gas, ENERGY STAR**
Cool Zones: **2 Central Air, ENERGY STAR**

Garage Spaces: **1 Detached, Storage**
Parking Spaces: **0 Off-Street, Deeded**
Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	12X18	Fireplace, Flooring - Hardwood, French Doors, Open Floor Plan, Lighting - Overhead
Family Room:	1	14X12	Bathroom - Half, Flooring - Hardwood, French Doors, Cable Hookup, Exterior Access, Open Floor Plan, Lighting - Overhead
Kitchen:	1	12X13	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Stainless Steel Appliances, Gas Stove
Master Bedroom:	4	13X18	Bathroom - Full, Skylight, Ceiling - Vaulted, Closet - Walk-in, Double Vanity, Recessed Lighting
Bedroom 2:	3	13X13	Closet, Flooring - Hardwood
Bedroom 3:	3	11X12	Closet, Flooring - Hardwood
Bath 1:	1		Pedestal Sink
Bath 2:	3		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Upgraded
Bath 3:	4		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - Tiled With Tub, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Laundry:	1		-
Office:	2	8X12	Flooring - Hardwood, French Doors, Crown Molding, Pocket Door

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Highway Access, Public School, T-Station, University**
Basement: **No**
Beach: **No**
Construction: **Brick**
Electric: **Circuit Breakers**
Exterior: **Brick**
Exterior Features: **Patio, Fenced Yard, City View(s)**
Flooring: **Tile, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete, Brick**
Hot Water: **Natural Gas**
Interior Features: **Security System, Cable Available, French Doors, Wired for Surround Sound**
Lot Description: **Corner**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Gas Dryer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **None**
UFFI: Warranty Features:
Year Built: **2000** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **$1,843,800**
Tax: **$19,470** Tax Year: **2020**
Book: **48106** Page: **144**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **1.0**
Compensation Based On: **Net Sale Price**

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Market History for 9 Cumston Street, Boston, MA 02118-3856

MLS #	Date		DOM	DTO	Price
72851988	6/17/2021	Listed for **$2,650,000**	0		$2,650,000
		Market History for Office Id: AN1233	**0**		
		Market History for this property	**0**		

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