



Unlimited | **Sotheby's**
INTERNATIONAL REALTY

686 METROPOLITAN AVENUE UNIT 3 - HYDE PARK

OFFERED AT \$399,000

3 BED | 2 BATH | 2016 SQ.FT.

686METROPOLITAN.COM

exclusively listed & marketed by



TRISHA SOLIO, REALTOR®
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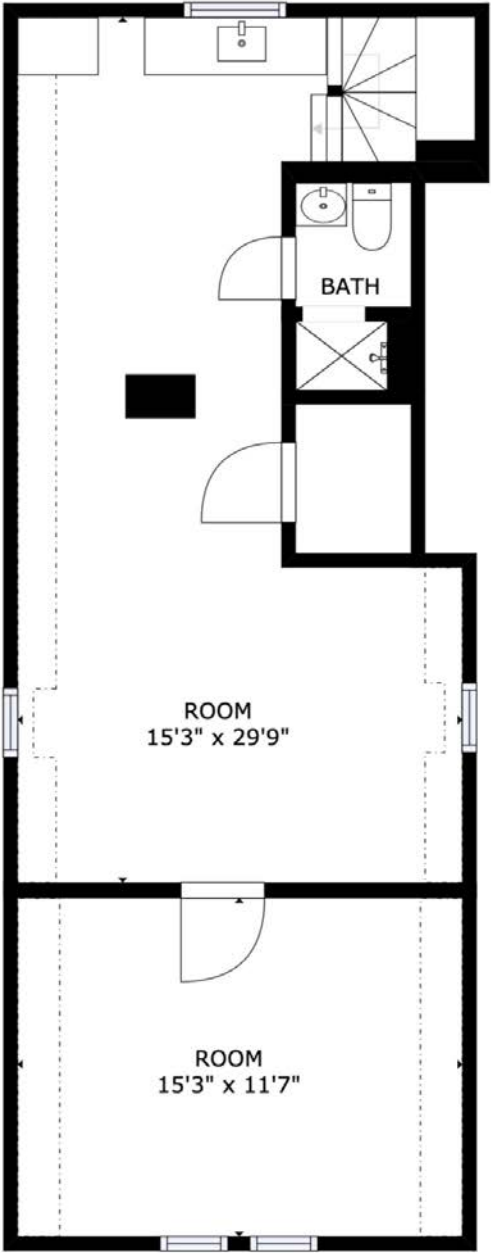
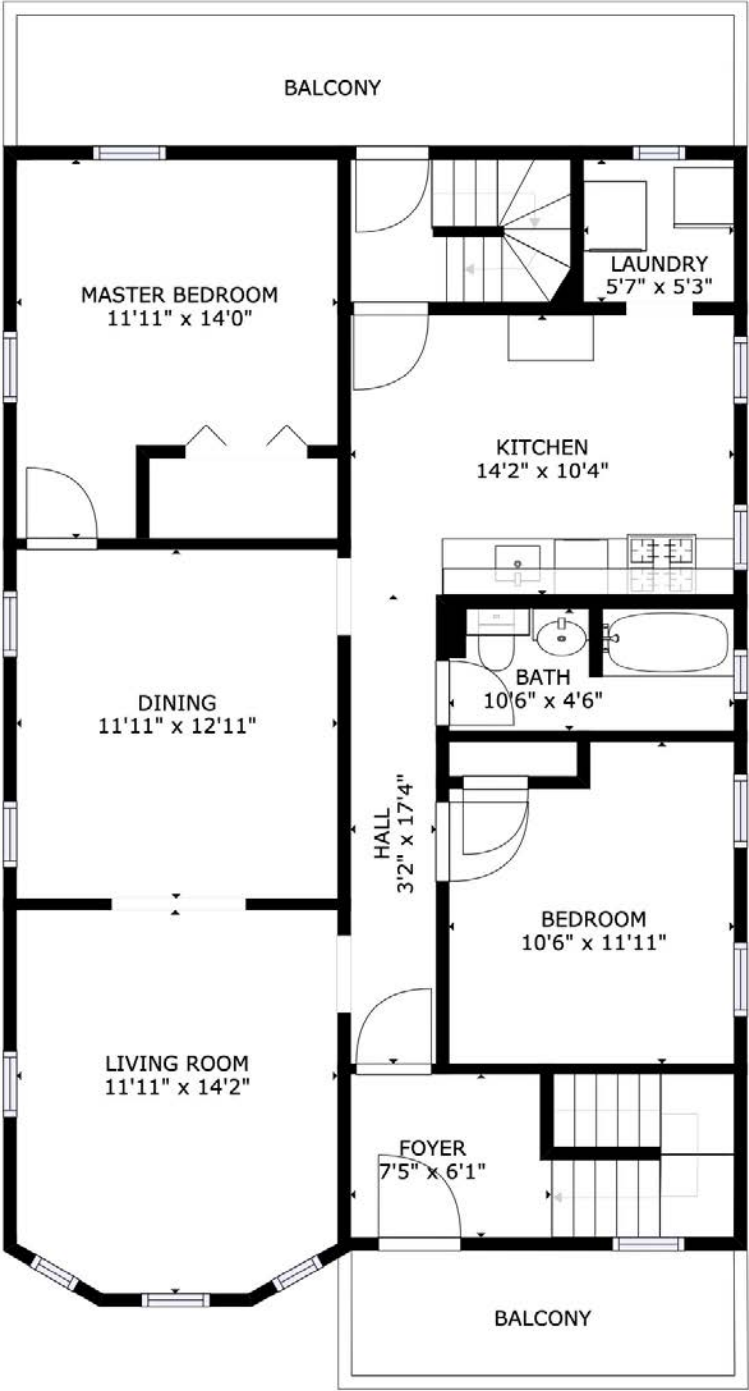
AN EXTRAVAGANCE OF SPACE INSIDE AND OUTSIDE

This 2,016 sq ft condo on two levels offers 8 rooms, 3 beds, and 2 baths. The main level has lots of light and features a formal dining room, eat-in kitchen, 2 bedrooms, and laundry. The skylit upper level is great for a roommate, extended family, or work from home space, with a gigantic open area with built-ins, the 3rd bedroom, a bath, and an in-law style kitchen. Great outdoor spaces include front and rear porches plus a shared yard big enough for volleyball and a garden. Convenient location less than a mile to Cleary Square and Hyde Park and Fairmount commuter stops.

FLOOR PLAN

First Floor

In-Law Suite



For representation purpose, dimensions are estimates

3D MATTERPORT TOUR



Click above to virtually explore this home with this unique 3D walk through. Zoom out and see a 3D digital twin of this home from the outside and rotate it along any axis to see it from any perspective. You'll be able to get the big picture of this space.



MLS # 72803190 - New

Condo - 2/3 Family

686 Metropolitan Ave - Unit 3
Boston, MA: Hyde Park, 02136-3157
Suffolk County

List Price: **\$399,000**

Unit Placement: **Top/Penthouse**
 Unit Level: **3**
 Grade School:
 Middle School:
 High School:
 Outdoor Space Available: **Yes - Common**
 Handicap Access/Features:
 Directions: **Hyde Park Ave or River Street to Metropolitan**

Total Rooms: **8**
 Bedrooms: **3**
 Bathrooms: **2f 0h**
 Master Bath:
 Fireplaces: **0**

Remarks

You will love the extravagance of space inside and outside in this versatile 2000+ sq ft condo on a double lot. 8 rooms, 3 bedrooms, 2 baths on two levels. Flexible living spaces for extended family or roommates. The main floor has lots of light, a living room with bay, formal dining room, 2 bedrooms, eat-in kitchen, full bath, laundry, and generous front and rear porches. The skylit upper level features a gigantic family room/living room/work from home space with built-ins, the 3rd bedroom, bath and an in-law style kitchen. Then there is the shared yard, large enough to host a cookout, volleyball and still have a garden! Plus parking. Super convenient location less than a mile to Cleary Square and Hyde Park & Fairmount commuter stops. Please view virtual tour prior to showing. First showings at Open House Sunday March 28th 1:30-3:00. Buyers/agents with appointments will take priority. COVID protocols in place.

Property Information

Approx. Living Area: **2,016 Sq. Ft. (\$197.92/Sq. Ft.)** Approx. Acres: **0.17 (7,485 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **Forced Air, Electric Baseboard, Gas** Parking Spaces: **1 Off-Street**
 Living Area Source: **Master Deed** Cool Zones: **Window AC** Levels in Unit: **2**
 Living Area Disclosures:
 Disclosures: **Taxes do NOT reflect \$3100+ residential tax exemption. Association owns adjacent lot, included in total lot size. Fogged window panes will be replaced by closing. Dampness in basement when it rains heavily for days and days. Closet for 3rd BR in family room.**

Complex & Association Information

Complex Name: Units in Complex: **3** Complete: Units Owner Occupied: **3** Source: **Owner**
 Association: **Yes** Fee: **\$350 Monthly**
 Assoc. Fee Incls: **Water, Sewer, Master Insurance, Reserve Funds**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:		14X12	-
Dining Room:		13X12	-
Family Room:		30X15	-
Kitchen:		14X10	-
Master Bedroom:		14X12	-
Bedroom 2:		12X10	-
Bedroom 3:		15X12	-
Laundry:		6X5	-

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Beach: **No**
 Docs in Hand: **Master Deed, Rules & Regs, Master Plan, Floor Plans**
 Electric Features: **Circuit Breakers**
 Energy Features: **Insulated Windows**
 Exterior: **Shingles, Wood**
 Exterior Features: **Porch, Fenced Yard**
 Flooring: **Tile, Vinyl, Hardwood**
 Hot Water: **Natural Gas**
 Insulation Features: **Full**
 Management: **Owner Association**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Facing Direction: **Southwest**
 Laundry Features: **In Unit**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built/Converted: **1925**
 Year Built Source: **Public Record**
 Year Built Desc: **Approximate**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **W:18 P:07575 S:006**
 Assessed: **\$339,300**
 Tax: **\$3,620** Tax Year: **2021**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **RES**
 Map: Block: Lot:

Office/Agent Information

Office: Unlimited Sotheby's International Realty (617) 522-2200
Agent: Trisha Solio (617) 293-8070



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Your real estate expert

Trisha is a top selling agent and perennial winner of real estate production awards and was included in Boston Magazine's Top Real Estate Agents in 2019. Trisha is a National Association of Realtors Green Designee, a Seniors Real Estate Specialist (SRES), and an Accredited Staging professional, among other designations.