

MLS # 72136227 - Active

Multi Family - 3 Family



307 Hartford Ave  
Bellingham, MA 02019-3008  
Norfolk County

List Price: **\$364,900**

Color: **Gray Blue**

Total Floors: **2**

Total Rooms: **12**

Total Units: **3**

Total Bedrooms: **6**

Total Rent: **\$2,600**

Total Bathrooms: **3f 0h**

Grade School: **Bellingham**

Total Fireplaces: **0**

Middle School: **Bellingham**

High School: **Bellingham High**

Directions: **Hartford Avenue Route 126 between the section near Whole Foods Plaza and Saint Brendans Church**

Remarks

**Open House SUN 4/23 10:30 to 11:30. Otherwise call/email/text- we will get you in! In New Hampshire they say you can "Live Free or Die" in Bellingham, you can "Live Free and Prosper"! If we could show you a way to live in a two bedroom apartment similar to the one you are already renting and get paid a bonus of \$1000 per year for doing so would you want to know how? If so, then check out this property at 307 Hartford Avenue in Bellingham. We have two units rented and paying \$31,200 in gross rents per year. With a 5% downpayment you could live here for free and be paid another \$1000 for the year. Think about how you feel every time you write the check to Mr. or Mrs. Cranky landlord at the first of the month. This is a game changer. It could change your financial life and set you on the path to financial freedom instead of paving that road for your landlord. We have a second floor two bedroom vacant and ready for you now....Kiss the landlord goodbye!**

Property Information

Approx. Living Area: **2,085 Sq. Ft.**

Approx. Acres: **0.29 (12,558 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/0**

Parking Spaces: **6 Off-Street**

Living Area Source: **Public Record**

Heat/Cool Units: **3 /0**

Approx. Street Frontage: **101 Ft.**

Living Area Disclosures:

Disclosures:

Annual Expenses

Heating: **\$0**

Repair & Maintenance: **\$5,000**

Management:

Gross Income: **\$31,200**

Gas: **\$0**

Trash Removal:

Miscellaneous: **\$129**

Gross Expenses: **\$10,181**

Electricity: **\$0**

Sewer:

Ann. Prop. Oper. Data: **No**

Net Income: **\$21,019**

Water: **\$2,240**

Insurance: **\$2,812**

Annual Expense Source: **Owner Provided, Other (See Remarks)**

Unit Descriptions

Unit #1

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **2** Floor: **1** Rent: **1,500** Lease: **Yes**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Hot Water Baseboard, Gas**

Cooling: **Window AC**

Rent Includes: **Water, Other (See Remarks)**

Unit #2

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,100** Lease: **Yes**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Hot Water Baseboard, Gas**

Cooling: **Window AC**

Rent Includes: **Water**

Unit #3

Rooms: **2** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,000** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Hot Water Baseboard, Gas**

Cooling: **Window AC**

Rent Includes: **Water**

Features

Area Amenities: **Shopping, Conservation Area, Highway Access, House of Worship, Public School**

Basement: **Yes Full, Interior Access, Concrete Floor, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows**

Exterior: **Wood**

Flooring: **Wood**

Foundation Size: **56x24**

Foundation Description: **Granite**

Hot Water: **Natural Gas**

Lot Description: **Other (See Remarks)**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features:

Year Built: **1915** Source: **Public Record**

Year Built Description: **Approximate**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:0013 B:0058 L:0000**

Assessed: **\$281,700**

Tax: **\$4,040** Tax Year: **2017**

Book: **22468** Page: **296**

Cert: **101139**

Zoning Code: **SUBN**

Map: Block: Lot:

### Market History for 307 Hartford Ave, Bellingham, MA 02019-3008

MLS #	Date		DOM	DTO	Price
72136227	3/27/2017	Listed for <b>\$364,900</b>	24		\$364,900
<b>Market History for Office Id: AC0477</b>			<b>24</b>		
<b>Market History for this property</b>			<b>24</b>		