

277 Brook Street

Available - Summer '09

Description of Property: This is a large, single family home with a 2 car garage and back yard within a 1/3 mile of Brown's Main Green. It has been renovated and includes 2 1/2 baths, 3 bedrooms and a 3rd floor with 3 rooms available for living/study/den/bedroom. The 1st floor has a new kitchen with stainless steel appliances, mudroom/laundry room, dining room, living room and lavette. The 2nd floor has a new master bed/bath suite, 2 additional bedrooms and a second full bath, and 2nd floor laundry. The interior floors have been refinished. Its front entrance is on the Brook Street sidewalk and the neighborhood is bustling with students and retail stores across the street.

Scope of Renovation:

Exterior/roof: Existing vinyl siding in good condition and has been power washed. Slate roof has been repaired as needed. New thermal windows will be installed. Garage will be repaired as needed, with new overhead doors and vinyl siding to match house.

Interior Finishes: Interior finishes (walls, floors, ceiling and doors) were refinished as needed.

Kitchen: New expanded kitchen with pantry/mudroom, new counters, cabinets and appliances.

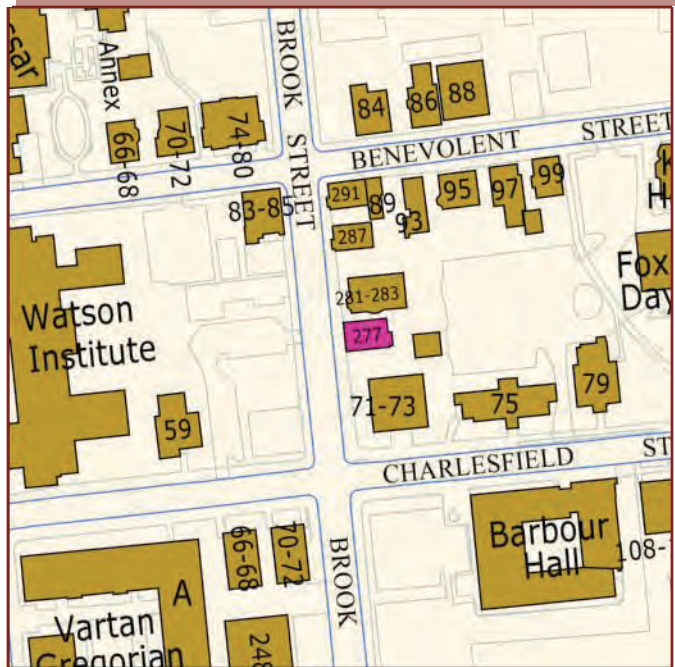
Bath (s): All new, 2 1/2 baths.

Mechanical/Electrical/Plumbing: Existing boiler and distribution. New electrical wiring and new plumbing.

Summary: This home offers a great deal of living space, private yard and 2 car garage. The third floor offers three large rooms that can be used for additional, living, study, bedroom, or storage space. It is close to the main campus, adjacent to university-owned rental units, across the street from retail stores, and close to a Brown's Public Safety Office. Given its size and excellent condition, it is an affordable option to similar sized houses in the Brown to Brown Program.



Gross Square Feet:	4,775
Year Built:	1866
Year Acquired:	1988
Legal Use:	1 Family
Contributing Structure of the College Hill NHD	
Architectural Merit:	1



Adjacent Properties:
 North: Brown rental East: Public Safety Parking lot
 South: graduate housing West: Parking

<u>Market Appraisal: 6/09</u>	
Renovated:	\$490,000

277 Brook Street

Renovated

Front entrance



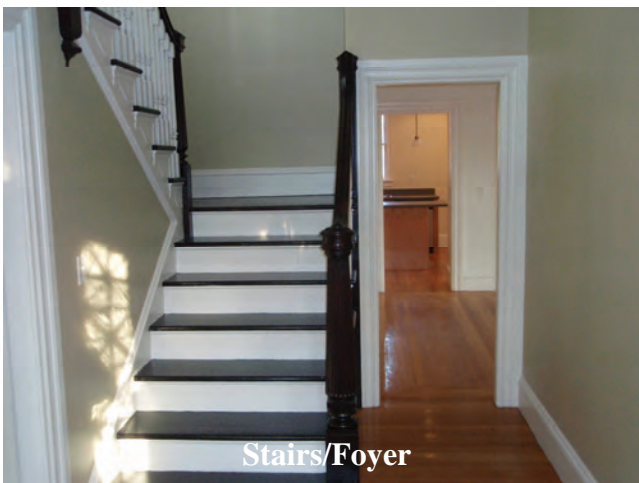
Front entrance



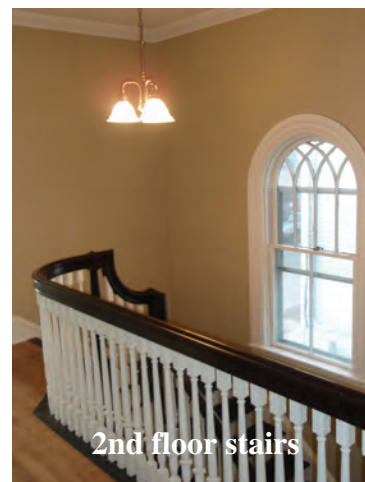
Garage



Backyard



Stairs/Foyer



2nd floor stairs

277 Brook Street

Renovated

