



**MLS # 73194727 - New
Multi Family - 3 Family**

**25-27 Florence Avenue
Norwood, MA 02062
Norfolk County**

List Price: **\$1,100,000**

Color:

Total Floors: **3**

Total Rooms: **13**

Total Units: **3**

Total Bedrooms: **5**

Total Rent: **\$0**

Total Bathrooms: **3f 0h**

Grade School:

Total Fireplaces: **2**

Middle School:

High School: **Norwood HS**

Approx. Acres: **0.26 (11,527 SqFt)**

Approx. Street Frontage:

Directions: **Please use GPS from your location**

Remarks

Location! Location! Location! Easy access to Town, Train, Shopping, Highways. This well cared for Three Family offers Two: Two Bedroom, One Bath Units with Old-world charm. The top floor is a One Bedroom, One Bath Unit. Full Basement with Laundry hook-up. All separate utilities. Three Car Detached Garage. Property is being sold in "as is" condition. First Showings at Open Houses Saturday 1/20/2024 from 12:00-2:00 and Sunday 1/21/2024 from 12:00-2:00. All offers, if any, are due by Tuesday 1/23/2024 by 2:00 p.m

Property Information

Approx. Living Area Total: **3,099 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **3,099 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat/Cool Units: **/0**

Heat/Cool Zones: **3 /0**

Parking Spaces: **6 Off-Street**

Garage Spaces: **3**

Disclosures: **The source of all representations are from Owner or public source; Broker has not verified same. It is recommended that Buyer/Buyer's agent/attorney, independently verify all info. There may be recording devices in/on the premises (such as Alexa/Ring Doorbell, etc). See Lead paint disclosure attached.**

Annual Expenses

Heating: Repair & Maintenance:

Management:

Gross Income:

Gas: Trash Removal:

Miscellaneous:

Gross Expenses:

Electricity: Sewer:

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

Net Income:

Water: Insurance:

Annual Expense Source:

Unit Descriptions

Unit #1

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **0** Lease: **No**

Rooms: **Living Room, Dining Room, Kitchen**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**

Interior Features: **Cable TV Available, Lead Certification Available, Fireplace - Wood burning, Wood Flooring**

Heating: **Hot Water Baseboard, Electric Baseboard, Gas**

Unit #2

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **1** Levels: **1** Floor: **2** Rent: **0** Lease: **No**

Rooms: **Living Room, Dining Room, Kitchen**

Appliances: **Range, Dishwasher, Refrigerator**

Interior Features: **Cable TV Available, Lead Certification Available, Fireplace - Wood burning, Wood Flooring**

Heating: **Steam, Gas**

Unit #3

Rooms: **3** Bedrooms: **1** Bathrooms: **1f** Fireplaces: **0** Levels: **1** Floor: **3** Rent: Lease:

Rooms: **Living Room, Kitchen, Other (See Remarks)**

Appliances: **Dishwasher, Refrigerator**

Interior Features: **Cable TV Available, Lead Certification Available, Wood Flooring**

Heating: **Electric**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Golf Course, Highway Access, Private School, Public School, T-Station**

Basement: **Yes Full, Concrete Floor**

Beach: **No**

Construction: **Frame**

Electric: **100 Amps**

Energy Features: **Insulated Windows, Storm Doors**

Exterior: **Stucco**

Flooring: **Wood**

Foundation Size:

Foundation Description: **Fieldstone, Granite**

Lot Description: **Paved Drive**

Road Type: **Public**

Roof Material: **Slate, Rubber**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed**

Utility Connections: **for Electric Range**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built: **1920** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$848,600**

Tax: **\$8,885** Tax Year: **2024**

Book: **0** Page: **0**

Cert:

Zoning Code: **Multi**

Map: **00001** Block: **00025** Lot: **00016**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0%**

Facilitator: **2.0%**

Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: Camber Real Estate, Inc. ☎ (781) 828-2398

Agent: Anthony Camarra ☎ (781) 820-6944

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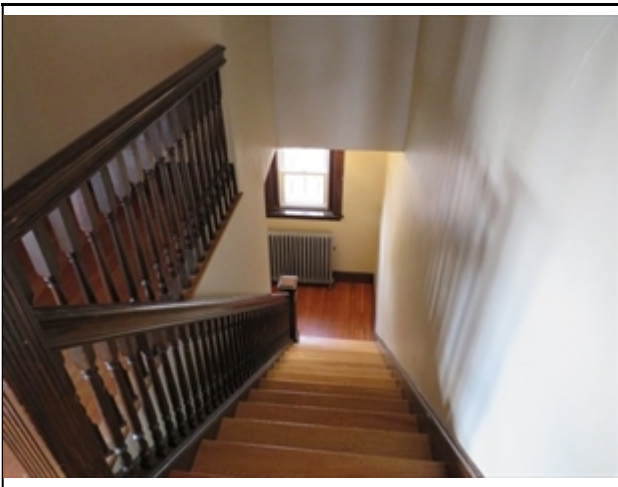
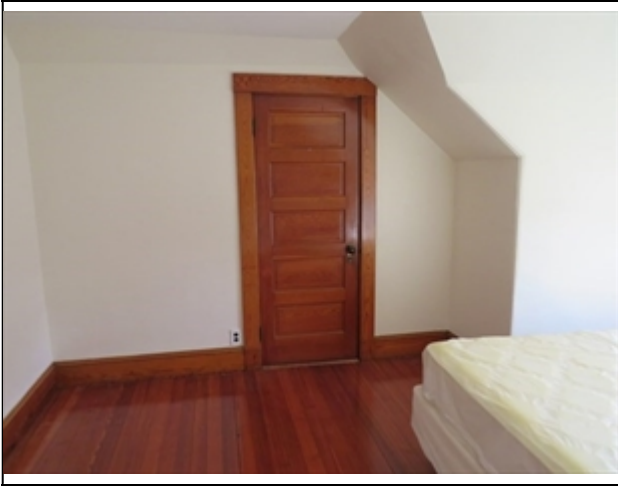
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Assessment and Sales Report

Location & Ownership Information

Address: 25-27 Florence Ave Norwood, MA 02062-2113
Map Ref: **M:** 00001 **B:** 00025 **L:** 00016
Owner 1: 25-27 Florence Ave Llc
Owner Address: 87 Fairway View Dr Sutton, MA 01590-2113

Zoning:
Owner 2:

Property Information

Use: 3-Family Residence
Levels: 2
Total Rooms: 13
Full Baths: 2
Year Built: 1920

Total Area: 5,859 SqFt
First Floor Area: 0 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 0 SqFt

Attached Garage: 0
Heat Type: Forced Hot Water
Roof Type: Gable
Air Conditioned: No
Foundation:

Style: Family Flat
Lot Size: 0.26 Acres (11,527 SqFt)
Bedrooms: 5
Half Baths: 1
Basement Type:

Total Living Area: 3,099 SqFt
Addl.Floor Area:
Finished Basement: 0 SqFt
Total Basement: 0 SqFt

Other Garage: 0
Fuel Type: Natural Gas
Exterior: Stone/Stucco
Fireplaces: 0
Condition: Average

Assessment Information

Last Sale Date:
Last Sale Book:
Land Value: \$317,100
Misc. Improv.: \$0
Fiscal Year: 2024
Map Ref: **M:** 00001 **B:** 00025 **L:** 00016
Tax Rate (Comm): 23.92

Last Sale Price:
Last Sale Page:
Building Value: \$531,500
Total Value: \$848,600
Estimated Tax: \$8,885
Tax Rate (Res): 10.47
Tax Rate (Ind): 23.92

Public record information is set forth verbatim as received by MLS PIN from third parties, without verification or change. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (check documents below).

Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) _____ Purchaser or lessee purchaser has received copies of all documents checked above.

(d) _____ Purchaser or lessee purchaser has received no documents.

(e) _____ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) _____ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(g) APC Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) _____ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law - either through full deleading or interim control - if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

APC Trustee _____ 9/19/23 _____
 Seller Date

APC Trustee _____ 9/19/23 _____
 Seller Date

 Purchaser Date

Anthony P. Camarra _____ 1-19-24 _____
 Agent Date

 Purchaser Date

 Agent Date

Anthony P. Camarra
 Property Address: 25-27 Florence Avenue, Norwood, MA 02062

JHR ENVIRONMENTAL TESTING

Lead Paint Inspections / Risk Assessments
90 Webster Street
Newton, MA 02465.1820

DPH License Number I/R1128
617.869.9059

LETTER OF FULL DELEADING COMPLIANCE

April 1, 2009

Pauline Carafotes
38 Bond Hollow Rd
Sutton, MA 01590

To Whom It May Concern:


This letter is to certify that I re-inspected your property located at **27 Florence Ave**, apartment no. ---, and relevant common areas, in the City or Town of Norwood for full deleading compliance on **03/07/09** and on that date those surfaces cited in the initial inspection report of **08/15/08** were found to be in full compliance with Massachusetts General Laws, Chapter 111, Section 197, and 105 CMR 460.000: Regulations for Lead Poisoning Prevention and Control. Dust samples were taken and found to be within acceptable limits.

Massachusetts law does not require the abatement or containment of all residential lead paint. The residential premises or dwelling unit and relevant common areas shall remain in compliance only as long as there continues to be no peeling, chipping, or flaking lead paint or other accessible leaded materials, as long as coverings and/or encapsulants forming a protective barrier over such paint or other leaded materials remain in place, and as long as surfaces reversed to correct lead hazards remain reversed and securely in place. The law grants you a 30-day maintenance period to repair deteriorated lead paint or detached coverings over such paint, and to clean up, during which time this Letter remains valid.

The reverse side of this letter indicates the authorized person(s) who performed deleading on the property and a general summary of the methods used. A complete reinspection report is attached to this letter, which specifies how and on what date each surface was brought into compliance. Do not lose these documents.

To the best of my knowledge, the cost of the legally required deleading is \$7,200.00

Sincerely,


John H. Risko

DPH License Number I/R-1128

ADDRESS: 27 Florence Ave, apartment no. ---, Norwood

Inspection and Deleading History

Initial inspection done on 08/15/08 by Robert Powers Lic. # I-3651

Reoccupancy reinspection done on 02/05/09 by John Risko Lic # I/R-1128

Final Deleading reinspection done on 03/27/09 by John Risko Lic. # I/R-1128

Deleading Contractor: Paula Prior Lic # DC1788

Deleading methods: SCR, REP, COV, REM

Work was done in the following rooms: porch, exterior, garage, bath, stairs,

Work was done on the following types of components: windows, doors, walls, baseboards, stairs, porches, exterior trim

Start Date: 02/11/09

Finish Date: 03/27/09

Cost: 7,200.00

Lead-Safe renovator Lic. #

Moderate Risk owner/agent , Auth. #

Deleading methods:

Work was done in the following rooms:

Work was done on the following types of components:

Start Date:

Finish Date:

Cost:

~~Low-Risk owner/agent, Auth. #~~

Deleading methods:

Work was done in the following rooms:

Work was done on the following types of components:

Start Date:

Finish Date:

Cost:

Should you have any questions about this letter, call the Department of Public Health at 1-800-532-9571.

OFFER INSTRUCTIONS FOR AGENTS

Thank you for viewing the property at:

25-27 Florence Avenue – Norwood, MA

First Showings will take place at the **Open Houses on Saturday January 20, 2024 from 12:00-2:00 p.m. and Sunday January 21, 2024 from 12:00-2:00 p.m.**

**** All highest and best offers, if any, are due by Tuesday January 23, 2024 by 2:00 pm ****

Should you decide to make an offer, please be sure to include all the following information:

- Mandatory Agency Disclosure
- Offer to Purchase
- Offer to Purchase Contingency Addendum
- Property Transfer Notification Certification (if applicable – attached to listing sheet)
- Pre-approval Letter or Proof of Funds *
- Copy of Deposit Check *

*** Please be sure to block off routing numbers and account numbers from the deposit check and account number(s) from bank account(s), (if providing proof of funds), if not sending in a secure email format.**

Please email offers to all the following emails:

Tony: tonyc@camberrealestate.com (listing agent)

Kristin: kristincamarra@gmail.com (office admin)

Office: camberoffers@gmail.com

Please note that we will confirm receipt of your email. If you do not receive a confirmation email from us within two hours of sending your offer, please contact our office at **781-828-2398**, as that means we did not receive your email.

Thank you.

Best Regards,
Tony Camarra, President
CRS, GRI, CBR, SRES, CMRS, SRS