

Unlimited

Sotheby's

INTERNATIONAL REALTY

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For details and videos, visit [40prescott.com](https://www.40prescott.com)

NOTES FROM THE SELLER

40 Prescott Street, Brookline

THE NEIGHBORHOOD + NEARBY

- Around the corner from multiple green spaces: Mason Square, Amory Playground, and Amory Woods and Hall's Pond Sanctuary
- Blocks to Saint Mary's Street T stop on the Green Line (C Line)
- Blocks to Whole Foods Market
- Under half mile to BU Bridge to central Cambridge
- Within one mile of Coolidge Corner
- Within one mile of Longwood Medical Area and Fenway

ABOUT THE HOME

- **Parking:** 2 garages (3 total garage spaces); additional driveway parking
- **Outdoor spaces:** corner yard and back patio; 2 upper balconies and a front porch
- **Heating:** 2014 gas-powered hydro air system
- **Electrical:** 200 amps; updated in 1994 and 2003
- **Roof:** asphalt shingles; age unknown
- **Laundry room:** in basement
- **Property tax:** \$24,870
 - Currently owned by the Episcopal Diocese of MA, which is tax-exempt; property tax status due to change with new ownership.