

MLS # 73472028 - New

Single Family - Detached

62 Fuller St  
Brookline, MA: Coolidge Corner, 02446  
Norfolk County  
Style: Victorian, Colonial Revival  
Color: Maroon  
Grade School: F. Ridley  
Middle School:  
High School:  
Approx. Acres: 0.15 (6,386 SqFt)  
Handicap Access/Features:  
Directions: Harvard St to Fuller St

List Price: \$2,700,000

Total Rooms: 13  
Bedrooms: 6  
Bathrooms: 3f 0h  
Main Bath:  
Fireplaces: 5  
Approx. Street Frontage:  
Accessory Dwelling Unit: No

Well-maintained circa-1900 Colonial Revival in the heart of Coolidge Corner, owned by the same family for many years. Classic architectural details include original millwork, high ceilings, hardwood floors, leaded stained-glass windows, and multiple fireplaces. Updated heating and hot water systems. Rebuilt front porch enhance the home's historic character. Set on a tranquil, 6,385 square foot level and fenced lot with a detached garage. Finished third floor has kitchenette, full bathroom, and central A/C. Zoned T-5 (N-H), offering potential for two units and possible ADU (buyer to verify). Located in the highly rated F. Ridley School district and just moments from Coolidge Corner shops, restaurants, and public transportation. Easy access to Longwood Medical, Boston University, Downtown Boston. Excellent upside opportunity for an end user or developer in one of Brookline's most desirable neighborhoods. Sold "as is". Buyer to do own due diligence.

**Property Information**

Approx. Living Area Total: 4,605 SqFt

Living Area Includes Below-Grade SqFt: No

Living Area Source: Public Record

Approx. Above Grade: 4,605 SqFt

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: 1 Steam, Gas

Cool Zones: 1 Other (See Remarks)

Parking Spaces: 3 Off-Street, Tandem

Garage Spaces: 1 Detached

Disclosures: Knob and tube wiring is present. Rear Abutter seeking approvals for a 6-story mixed-use building comprised of 40 residential units (20% income restricted at 50% AMI), 3,055 SF of retail, and 12 parking spaces on a 9,853 square-foot site.

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Fireplace, Window(s) - Bay/Bow/Box, Pocket Door
Dining Room:	1		Fireplace, Window(s) - Stained Glass, Wainscoting
Family Room:	1		Fireplace, Window(s) - Bay/Bow/Box, Pocket Door
Kitchen:	1		Pantry, Exterior Access, Gas Stove
Main Bedroom:	2		Fireplace, Closet, Window(s) - Bay/Bow/Box
Bedroom 2:	2		Fireplace, Closet
Bedroom 3:	2		Closet - Walk-in
Bedroom 4:	2		Closet
Bedroom 5:	3		Closet
Bath 1:	1		Bathroom - Full
Bath 2:	2		Bathroom - Full
Bath 3:	3		Bathroom - Full
Laundry:	B		-
Inlaw Apt.:	3		-
Bedroom:	3		Closet
Kitchen:	3		-

**Features**

Appliances: Range, Disposal, Refrigerator

Area Amenities: Public Transportation, Shopping, Park, Medical Facility, House of Worship, Public School, T-Station

Basement: Yes Full, Walk Out, Unfinished Basement

Beach: No

Construction: Frame

Electric: Fuses, Circuit Breakers, Knob & Tube Wiring

Exterior: Wood, Aluminum

Exterior Features: Porch, Gutters, Fenced Yard, Garden Area

Flooring: Hardwood

Foundation Size:

Foundation Description: Fieldstone

Hot Water: Natural Gas

Lot Description: Paved Drive, Fenced/Enclosed, Level

Road Type: Public

Roof Material: Asphalt/Fiberglass Shingles

Sewer Utilities: City/Town Sewer

Utility Connections: for Gas Range, Washer Hookup

Water Utilities: City/Town Water

Waterfront: No

**Other Property Info**

Disclosure Declaration: No

Exclusions:

Facing Direction: South

Home Own Assn:

Lead Paint: Unknown

UFFI: Warranty Features: No

Year Built: 1900 Source: Public Record

Year Built Description: Approximate

Year Round:

Short Sale w/Lndr. App. Req: No

Lender Owned: No

**Tax Information**

Pin #: B:066 L:0009 S:0000

Assessed: \$2,447,900

Tax: \$25,067 Tax Year: 2026

Book: 41214 Page: 308

Cert:

Zoning Code: T-5 (N-H)

Map: Block: Lot: