

x0024849900 6br (43562 USD)

Location **Massachusetts**<https://www.genclassifieds.com/x-379538-z>

\$849,900 4 Family Multi-Family Victorian Property (Greenleaf St.)

Available to view by appointment only.

Great Income Property with excellent Condo conversion potential.

Location, location, location!!!

New to Market, Great location, Great investment, Great price...this beautiful Victorian custom Multi-family home is in the Mount Wollaston section of Quincy. Nicely landscaped, on a desirable lot, 8 minute walk to the Quincy Center T station, this home demonstrates many years of the owner's personal care. Four units on four levels have great rental history, separate heating/electrical systems, basement laundry and storage, Two 2 BR units, Two 1 BR units, architecturally significant archway, oversized mouldings and stained glass accentuate the details in this custom Victorian property, as well as updated kitchens and bathrooms.

Walking distance to Quincy Center, .5 miles to Wollaston Beach. Great street visibility on the Mount Wollaston end of Greenleaf Street. Currently offering a 2 bedroom unit and 4 apartments total. Strong cash flow, stable tenants. Well maintained and managed building. 4 newer Burnham Natural Gas boilers with forced hot water in 2008. New Electric service, Separate Electric services, 400 AMP service with 5

meters, 1 house meter, 4 apartment meters. Hardwood floors and high ceilings throughout, lots of windows, all new windows, very quiet building, new roof, new furnace, new boiler, new insulation, new wiring. Off-street parking for 8 cars. Lot size is 12,750 square feet. Back yard area.

Quincy, Mass. Historical and Architectural Survey

100 Greenleaf Street

HISTORICAL SIGNIFICANCE

Charles W. Curtis, an insurance man, built 100 Greenleaf Street in the 1870s. At that time the lot was much larger, totaling over 21,000 square feet. One of the earlier houses on Greenleaf Street, this property



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sits on what was once part of the original 1635 grant to Edmund Quincy much of which eventually passed to the Greenleaf family and Dr. and Mrs. Ebenezer Woodward. The Greenleafs, from which the street takes its name, were one of Quincy's best known families and a prominent early member was Thomas Greenleaf, founder of the Quincy Savings Bank in 1845, Special Justice of the Court of Common Pleas for Norfolk County and Chairman of the Supervisors of the Temple and School Fund.

Number 100 Greenleaf Street remained in the Curtis family until the 1890's when it was sold to Edward Russell, owner of the Quincy City Grain and Feed Store. By 1907 there are a new owner, Henry F. Dowst, occupation unknown. George E. Adams, lawyer, and his wife Gladys H., were the owners in 1923.

The entire length of Greenleaf Street, from Hancock Street to Southern Artery, would make a fine extension of the Quincy Center Local Historic District.

#### BIBLIOGRAPHY and/or REFERENCES

Assessors Records.

Atlas of Norfolk County, Mass. 1876.

Atlas of the City of Quincy. 1897.

Atlas of the City of Quincy. 1907.

William Churchill Edwards. Historic Quincy, Massachusetts. 1957. p. 55, 162.

Quincy City Directories. 1888-1889.

#### ARCHITECTURAL SIGNIFICANCE:

There is on Greenleaf Street a fine enclave of late 19th century residences designed in the varied styles of the period, with each house, a fine example of its type. The Italianate Bracketed style is represented by two houses, 100 Greenleaf Street, a simple longitudinal oriented house and 103 Greenleaf, a more elaborate example. The horizontal massing of 100 Greenleaf Street is looking backward to the Federal Period, yet its ornamentation consisting of a wide cornice board with double brackets under the eaves, an angular bay window on the side elevation and a long front porch supported by chamfered posts rising to a modillioned cornice and finished with a balustrade and Greek pediment in the center are fine characteristics of the Italianate Bracketed style. It is set on a typical Quincy granite foundation and has irregular fenestration, composed of double narrow windows in the center of the second floor, and a variety of paned sash windows elsewhere. A proper historic color, such as stone, fawn or any light intensity natural tone would enhance the architectural integrity of the house. It is recommended that the Greenleaf Street houses, such as this fine residence, listed in the Quincy inventory be included in the Quincy Center Local Historic District.

Contact owner for more information or to set up showing, first showings will be Sunday, August 3

by appointment only. House is also now posted on MLS and ISoldMyHouse.com where more details can be found.

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Principals Only please.

Here is historical reference site:

<http://thomascranelibrary.org/htm/house64.htm>

AD and Property is now also posted on MLS, see:

<http://www.isoldmyhouse.com/index/QUINCY-MA/207967>