



**MLS # 70843697 - Sold**  
**Single Family - Detached**

**1 Hilary St**  
**Boston, MA : Charlestown 02129-2507**  
**Suffolk County**  
Style: **Other (See Remarks)**  
Total Rooms: **6**  
Full/Half/Master Baths: **2/0/**  
Grade School:  
High School:  
Directions: **Off Cross Street - run between Cross and Cedar Streets**

List Price: **\$475,000**  
Sale Price: **\$400,000**  
Color:  
Bedrooms: **4**  
Fireplaces: **0**  
Middle School:

**Remarks**

**Located on quaint private lane, one block from the Bunker Hill Monument, this 3 level home is awaiting your custom renovations or live in as is. Large, sunny, open floor plan on first level is perfect for kitchen/family room design. Four bedrooms, 2 baths and room for patio in the rear. Huge storage area in full basement. Walk to all the conveniences of town in 5 minutes.**

**Property Information**

Approx. Living Area: **1706 sq. ft.** Approx. Acres: **0.02 (850 sq. ft.)** Garage Spaces: **0 --**  
Living Area Includes: Heat Zones: **Forced Air** Parking Spaces: **0 On Street Permit**  
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:  
Living Area Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	--	--
Dining Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	2	--	--
Bedroom 2:	2	--	--
Bedroom 3:	3	--	--
Bedroom 4:	3	--	--
Bath 1:	2	--	--
Bath 2:	3	--	--

**Features**

Appliances: **Range**  
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Medical Facility**  
Basement: **Yes Full, Sump Pump**  
Beach: **No**  
Exterior: **Shingles, Wood**  
Flooring: **Wood, Wall to Wall Carpet**  
Foundation Size: **9999**  
Foundation Description: **Other (See Remarks)**  
Lot Description: **Other (See Remarks)**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Disclosures: **Occasional water in basement during heavy rains**  
Exclusions:  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Available:  
Year Built: **1870** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round:

**Tax Information**

Pin #: **W:02 P:03126 S:000**  
Assessed: **\$368,800**  
Tax: **\$4046** Tax Year: **2008**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Hammond Residential** (617) 904-3000 Ext. 3006  
Listing Agent: **Linda Christman** (617) 510-2176  
Team Member:  
Sale Office: **Realty Executives** (617) 923-7778  
Sale Agent: **Scott Miller** (617) 216-9260  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Agent**  
Showing: Facilitator: **Call List Agent**  
Special Showing Instructions:

**Compensation**

Sub-Agent: **Not Offered**  
Buyer Agent: **2.5**  
Facilitator: **2.5**  
Lender Owned: **Undisclosed**  
Short Sale With Lender Approval Required: **Unknown**

**Market Information**

Listing Date: **11/6/2008** Listing Market Time: MLS# has been on for **166** day(s)  
Days on Market: Property has been on the market for a total of **166** day(s) Office Market Time: Office has listed this property for **166** day(s)  
Expiration Date:  
Original Price: **\$529,000**  
Off Market Date: **4/21/2009**  
Sale Date: **5/19/2009**  
Seller Concessions at Closing: Financing: **Conv. Fixed**



**MLS # 70890534 - Sold**  
**Single Family - Attached**  
**63 Pearl St**  
**Boston, MA : Charlestown 02129-1918**  
**Suffolk County**  
 Style: **Other (See Remarks)**  
 Total Rooms: **8**  
 Full/Half/Master Baths: **2/1/Yes**  
 Grade School: **Warren prescott**  
 High School: **Charlestown H.S**  
 Directions: **Between Allston & Mystic Streets**

List Price: **\$485,000**  
 Sale Price: **\$462,500**  
 Color:  
 Bedrooms: **4**  
 Fireplaces: **0**  
 Middle School: **C. R. Edwards**

**Remarks**

**Large single family home nice detail great deck, wood floors plenty of storage and natural light.**

**Property Information**

Approx. Living Area: **1760 sq. ft.**      Approx. Acres: **0.04 (1732 sq. ft.)**      Garage Spaces: **0 --**  
 Living Area Includes:      Heat Zones: **Hot Water Baseboard**      Parking Spaces: **0 On Street Permit**  
 Living Area Source: **Public Record**      Cool Zones: **None**      Approx. Street Frontage:  
 Living Area Disclosures: **Being sold as is**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	13x14	Ceiling Fans, Hard Wood Floor
Dining Room:	1	13x14	Hard Wood Floor
Kitchen:	1	20x12	Half Bath
Master Bedroom:	2	13x14	Full Bath, Hard Wood Floor
Bedroom 2:	2	13x14	Ceiling Fans, Hard Wood Floor
Bedroom 3:	2	12x13	Hard Wood Floor
Bedroom 4:	3	18x19	Full Bath, Cathedral Ceils, Ceiling Fans, Hard Wood Floor, Bay/Bow Windows
Laundry:	B	--	--

**Features**

Appliances: **Range, Dishwasher, Disposal**  
 Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Laundromat**  
 Basement: **Yes Partial**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **60 Amps/Less**  
 Energy Features: **Storm Windows**  
 Exterior: **Clapboard, Shingles, Vinyl**  
 Exterior Features: **Deck**  
 Flooring: **Wood, Wall to Wall Carpet**  
 Foundation Size: **999999**  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Natural Gas**  
 Insulation: **Unknown**  
 Interior Features: **Cable Available**  
 Lot Description: **Other (See Remarks)**  
 Road Type: **Public, Publicly Maint.**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water**  
 Terms: **Contract for Deed**  
 Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions: **Waher&dryer and fridge's**  
 Home Own Assn: **No**  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1865** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:

**Tax Information**

Pin #: **W:02 P:00004 S:000**  
 Assessed: **\$490,800**  
 Tax: **\$5384** Tax Year: **2008**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **R1**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Century 21 Elite Realty (617) 241-5566**  
 Listing Agent: **Joseph McGonagle (617) 699-6341**  
 Team Member:  
 Sale Office: **Coldwell Banker Residential Brokerage - Cambridge - Mass Ave. (617) 864-4430**  
 Sale Agent: **Jonathan Mitchell (617) 245-4695**  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Req'd**  
 Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Req'd**  
 Special Showing Instructions: **Please give 24 hour notice. No showings between 4:45 -6:00 Have Children. [supper time]**

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **2.5**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Market Information**

Listing Date: **3/19/2009**      Listing Market Time: MLS# has been on for **41** day(s)  
 Days on Market: Property has been on the market for a total of **41** day(s)      Office Market Time: Office has listed this property for **41** day(s)  
 Expiration Date:  
 Original Price: **\$485,000**  
 Off Market Date: **4/29/2009**  
 Sale Date: **5/29/2009**  
 Seller Concessions at Closing:      Financing: **Conv. Fixed**

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**MLS # 70840426 - Sold  
Condo - Other (See Remarks)**

**68 High Street - Unit 1  
Boston, MA : Charlestown 02129  
Suffolk County**

Total Rooms: **3**  
Full/Half/Master Baths: **1/0/**  
Unit Placement: **--**  
Grade School:  
High School:

List Price: **\$309,000**  
Sale Price: **\$302,500**

Bedrooms: **1**  
Fireplaces: **0**  
Unit Level: **1**  
Middle School:

Directions: **Take Monument Ave, Green Street or Salem Street to High Street.**

#### Remarks

**New one bedroom condominium offering an attractive floor plan with the conveniences of modern living that includes parking! A sample of the amenities offered: gorgeous new hardwood floors, sparkling new bathroom and beautiful new kitchen with GE stainless appliances & granite counter surfaces. Great location.**

#### Property Information

Approx. Living Area: **731 sq. ft. (\$413.82/sq. ft.)**  
Living Area Includes:  
Living Area Source: **Unit Floor Plan**  
Living Area Disclosures:

Approx. Acres:  
Heat Zones: **Hot Water Baseboard, Unit Control**  
Cool Zones: **Window AC**

Garage Spaces: **0 --**  
Parking Spaces: **1 Off-Street, Tandem**  
# of Living Levels: **1**

#### Complex & Association Information

Complex Name: **66-68 High Street**  
Association: **Yes** Fee: **\$114**

Units in Complex: **8** Complete:  
Fee Includes: **Water, Sewer, Master Insurance, Snow Removal**

Units Owner Occupied: Source:

#### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	<b>B</b>		<b>Hard Wood Floor</b>
Kitchen:	<b>B</b>		<b>Hard Wood Floor</b>
Master Bedroom:	<b>B</b>		<b>Hard Wood Floor</b>
Bath 1:	<b>B</b>		<b>Ceramic Tile Floor</b>

#### Features

Area Amenities: **Public Transportation, Shopping, Park**  
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Association Pool:  
Basement: **Yes**  
Beach: **No**  
Exterior Features: **Deck**  
Flooring: **Wood, Tile**  
Hot Water: **Natural Gas**  
Interior Features: **Cable Available**  
Management: **Owner Association**  
Pets Allowed: **Yes**  
Sewer and Water: **City/Town Water**  
Utility Connections: **for Electric Dryer, Washer Hookup**  
Waterfront: **No**

#### Other Property Info

Disclosure Declaration: **No**  
Disclosures: **Photos represent staged & furnished unit @ 68 High St. #4.**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: Warranty Available:  
Year Built/Converted: **1910/2008**  
Year Built Source: **Public Record**  
Year Built Desc: **Approximate**  
Year Round:

#### Tax Information

Pin #:  
Assessed: **\$99,999**  
Tax: **\$99999** Tax Year: **2009**  
Book: **622** Page: **66**  
Cert:  
Zoning Code: **Res**  
Map: Block: Lot:

#### Office/Agent Information

Listing Office: **Hammond Residential** (617) 337-9000 Ext. 205  
Listing Agent: **Jesse MacDonald** (617) 669-8449  
Team Member: **Stephen Tucker** (508) 380-5456  
Sale Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St.** (617) 266-4430  
Sale Agent: **Nancy Soisson** (617) 266-4430  
Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Req'd**  
Showing: Facilitator: **Call List Office, Accompanied Showings, Appointment Req'd**  
Special Showing Instructions: **Please call Jesse MacDonald or Stephen Tucker to schedule a showing!**

#### Firm Remarks

**Visit 66high.com - Location - Parking - GE Appliances - HW Floors**

#### Market Information

Listing Date: **10/29/2008**  
Days on Market: Property has been on the market for a total of **155** day(s)  
Expiration Date:  
Original Price: **\$319,000**  
Off Market Date: **4/2/2009**  
Sale Date: **5/15/2009**  
Seller Concessions at Closing:

Listing Market Time: MLS# has been on for **155** day(s)  
Office Market Time: Office has listed this property for **155** day(s)

Financing: **Conv. Fixed**

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**Jane Reitz**



**MLS # 70878592 - Sold  
Condo - Mid-Rise**

**197 Eighth St - Unit 416  
Boston, MA : Charlestown 02129  
Suffolk County**

List Price: **\$609,000**  
Sale Price: **\$595,000**

Total Rooms: **3**  
Full/Half/Master Baths: **2/0/Yes**  
Unit Placement: **Middle, Corner, Back**  
Grade School:  
High School:  
Directions: **Enter Navy Yard left on first Ave. right on Eighth St. to end brick waterfront on right**

Bedrooms: **1**  
Fireplaces: **1**  
Unit Level: **4**  
Middle School:

**Remarks**

**Don't miss out on this very well priced condo in Flagship Wharf! Renovated corner One bedroom with library (easily used as 2nd bedroom) with bath just outside of French doors. Elegant open granite kitchen with new appliances and lighting. Mahogany floors throughout, tall ceilings, solarium facing west, master bedroom with ample his and her closet and marble whirlpool bath. 24 hour Concierge, fitness center overlooking the harbor and city skyline and deeded valet parking included!**

**Property Information**

Approx. Living Area: **1071 sq. ft. (\$555.56/sq. ft.)** Approx. Acres:  
Living Area Includes: Heat Zones: **Forced Air, Unit Control** Garage Spaces: **1 Under**  
Living Area Source: **Other** Cool Zones: **Central Air** Parking Spaces: **1 Deeded**  
Living Area Disclosures: # of Living Levels: **1**

**Complex & Association Information**

Complex Name: **Flagship Wharf** Units in Complex: **201** Complete: Units Owner Occupied: Source:  
Association: **Yes** Fee: **\$520** Fee Includes: **Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Recreational Facilities, Exercise Room, Sauna/Steam, Extra Storage, Valet Parking**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park**  
Appliances: **Range, Dishwasher, Disposal, Countertop Range, Refrigerator, Washer, Dryer**  
Association Pool:  
Assoc. Security: **TV Monitor, Other (See Remarks)**  
Basement: **No**  
Beach: **No**  
Docs in Hand: **Master Deed, Rules & Regs**  
Exterior: **Brick**  
Exterior Features: **Patio**  
Flooring: **Wood**  
Insulation Features: **Unknown**  
Interior Features: **Cable Available**  
Management: **Professional - On Site**  
Pets Allowed: **Yes w/ Restrictions (See Remarks)**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water**  
Waterfront: **Yes Harbor**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures: **2% payable to BRA upon resale**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built/Converted: **1930/1988**  
Year Built Source: **Builder**  
Year Built Desc: **Approximate**  
Year Round: **Yes**

**Tax Information**

Pin #:  
Assessed: **\$562,800**  
Tax: **\$4683** Tax Year: **2008**  
Book: **00** Page: **00**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Gibson Sotheby's International Realty** (617) 242-4222 Ext. 111  
Listing Agent: **Sherry A. Grancey** (617) 470-1401  
Team Member:  
Sale Office: **Otis & Ahearn** (617) 227-6070  
Sale Agent: **Karen Colombosian** (617) 519-6453  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Req'd**  
Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Req'd**  
Special Showing Instructions: **Dog in residence please give 24 hour notice**

**Compensation**

Sub-Agent: **Not Offered**  
Buyer Agent: **2.5**  
Facilitator: **0**  
Lender Owned: **Undisclosed**  
Short Sale With Lender Approval Required: **Unknown**

**Market Information**

Listing Date: **2/20/2009** Listing Market Time: MLS# has been on for **42** day(s)  
Days on Market: Property has been on the market for a total of **42** day(s) Office Market Time: Office has listed this property for **42** day(s)  
Expiration Date:  
Original Price: **\$609,000**  
Off Market Date: **4/3/2009**  
Sale Date: **5/1/2009**  
Seller Concessions at Closing: Financing: **Conv. Fixed**

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**MLS # 70885262 - Sold**  
**Condo - Courtyard**

**51 Belmont - Unit 1**  
**Boston, MA : Charlestown 02129**  
**Suffolk County**

Total Rooms: **4**  
 Full/Half/Master Baths: **1/0/No**  
 Unit Placement: --  
 Grade School:  
 High School:

List Price: **\$284,000**  
 Sale Price: **\$278,000**

Bedrooms: **1**  
 Fireplaces: **0**  
 Unit Level: **1**  
 Middle School:

Directions: **Bunker Hill Street to Belmont on Righ Entrance on left side of buildin or off parking area in rear**

**Remarks**

**Private entrance for this special 1+ bedroom. Feels like a home! Lots of closets, a walk-in + 2 other large closets and extra storage. Generous bedroom has a KING sized bed, a cozy red dining room/office, Open Kitchen living area ,updated bath and full size W/D..and so much more! like central AC,Priv patio ,huge common yard..Includes deeded parking.You simply have to look at this one...**

**Property Information**

Approx. Living Area: **770 sq. ft. (\$361.04/sq. ft.)**  
 Living Area Includes:  
 Living Area Source: **Other**  
 Living Area Disclosures: **Excellent storage/Radon Treatment Done**

Approx. Acres:  
 Heat Zones: **1 Forced Air, Gas**  
 Cool Zones: **1 Central Air**

Garage Spaces: **0 --**  
 Parking Spaces: **1 Assigned, Deeded**  
 # of Living Levels: **1**

**Complex & Association Information**

Complex Name: **51 Belmont Street Condominiums**  
 Association: **Yes** Fee: **\$120**

Units in Complex: **3** Complete: **Yes** Units Owner Occupied: **3** Source: **owner**  
 Fee Includes: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Park**  
 Appliances: **Range, Refrigerator, Washer, Dryer**  
 Association Pool: **No**  
 Assoc. Security: **Fenced**  
 Basement: **Yes**  
 Beach: **No**  
 Construction: **Frame**  
 Electric Features: **100 Amps**  
 Energy Features: **Insulated Windows, Insulated Doors**  
 Exterior: **Clapboard**  
 Exterior Features: **Covered Patio/Deck**  
 Flooring: **Other (See Remarks)**  
 Hot Water: **Natural Gas**  
 Insulation Features: **Full**  
 Management: **Owner Association**  
 Pets Allowed: **Yes**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water**  
 Terms: **Contract for Deed**  
 Utility Connections: **for Electric Range**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **Yes**  
 Disclosures: **this property was treated for radon ,remediation completed**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available:  
 Year Built/Converted: **1987/2002**  
 Year Built Source: **Owner**  
 Year Built Desc: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$264,000**  
 Tax: **\$1432.02** Tax Year: **09**  
 Book: **9999** Page: **9999**  
 Cert:  
 Zoning Code: **RES**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Charlestown** (617) 242-0025  
 Listing Agent: **Deidre Malloy** (617) 331-8101  
 Team Member:  
 Sale Office: **Hammond Residential** (617) 337-9000 Ext. 205  
 Sale Agent: **Jesse MacDonald** (617) 669-8449  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Agent**  
 Showing: Facilitator: **Call List Agent**  
 Special Showing Instructions: **Call list agent ,Deidre @ 617-331-8101**

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **2**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Firm Remarks**

**Easy to show**

**Market Information**

Listing Date: **3/9/2009**  
 Days on Market: Property has been on the market for a total of **36** day(s)  
 Expiration Date:  
 Original Price: **\$284,000**  
 Off Market Date: **4/14/2009**  
 Sale Date: **5/8/2009**  
 Seller Concessions at Closing:

Listing Market Time: MLS# has been on for **36** day(s)  
 Office Market Time: Office has listed this property for **36** day(s)

Financing: **Conv. Fixed**

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**Jane Reitz**



**MLS # 70889383 - Sold**  
**Condo - Detached**

**25 Pleasant St - Unit 2**  
**Boston, MA : Charlestown 02129-3343**  
**Suffolk County**  
 Total Rooms: **5**  
 Full/Half/Master Baths: **1/0/**  
 Unit Placement: --  
 Grade School:  
 High School:  
 Directions: **One Block From Warren Tavern Towards The Monument**

List Price: **\$349,000**  
 Sale Price: **\$347,500**  
 Bedrooms: **1**  
 Fireplaces: **0**  
 Unit Level: **2**  
 Middle School:

**Remarks**

**Sunny one bedroom on Pleasant Street steps from Tavern and Monument. Tons of closet space. Hardwood floors, granite/stainless kitchen, huge living/dining room (25x11) with open layout. Large enough for a dining room table and entertaining. Large bedroom with bay window + walk-in/office area. New windows, new hot water tank. Very sunny. Pet friendly building. Common (free) laundry in basement as well as laundry hook-ups in the unit. Common storage, roof deck and patio. 5 of 6 units owner occ.**

**Property Information**

Approx. Living Area: <b>736 sq. ft. (\$472.15/sq. ft.)</b>	Approx. Acres: <b>0</b>	Garage Spaces: <b>0 --</b>
Living Area Includes:	Heat Zones: <b>Hot Water Baseboard</b>	Parking Spaces: <b>0 --</b>
Living Area Source: <b>Unit Floor Plan</b>	Cool Zones: <b>None</b>	# of Living Levels: <b>1</b>
Living Area Disclosures:		

**Complex & Association Information**

Complex Name:	Units in Complex: <b>6</b> Complete: <b>Yes</b>	Units Owner Occupied: <b>5</b> Source:
Association: <b>Yes</b> Fee: <b>\$198</b>	Fee Includes: <b>Water, Sewer, Master Insurance, Laundry Facilities</b>	

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Association Pool:  
 Basement: **No**  
 Beach: **No**  
 Pets Allowed: **Yes w/ Restrictions (See Remarks)**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **Yes**  
 Disclosures: **see seller's disclosure. see agent about contingency on seller closing on purchase. agent is owner,**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Available:  
 Year Built/Converted: **1890/**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Approximate**  
 Year Round:

**Tax Information**

Pin #: **W:02 P:03239 S:004**  
 Assessed: **\$285,100**  
 Tax: **\$1675** Tax Year: **2009**  
 Book: **38862** Page: **131**  
 Cert: **00005110**  
 Zoning Code: **res**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Keller Williams Realty** (617) 819-3255  
 Listing Agent: **Grace Bloodwell** (617) 512-4939  
 Team Member:  
 Sale Office: **Keller Williams Realty** (617) 819-3255  
 Sale Agent: **Grace Bloodwell** (617) 512-4939  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Agent**  
 Showing: Facilitator: **Call List Agent**  
 Special Showing Instructions:

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2**  
 Facilitator: **0**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Market Information**

Listing Date: <b>3/17/2009</b>	Listing Market Time: MLS# has been on for <b>35</b> day(s)
Days on Market: Property has been on the market for a total of <b>35</b> day(s)	Office Market Time: Office has listed this property for <b>35</b> day(s)
Expiration Date:	
Original Price: <b>\$365,000</b>	
Off Market Date: <b>4/21/2009</b>	
Sale Date: <b>5/22/2009</b>	
Seller Concessions at Closing:	Financing: <b>Conv. Fixed</b>

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**Jane Reitz**



**MLS # 70900257 - Sold  
Condo - Rowhouse**

**24 Harvard St - Unit 4**  
**Boston, MA : Charlestown 02129-3716**  
**Suffolk County**  
Total Rooms: **4**  
Full/Half/Master Baths: **1/0/Yes**  
Unit Placement: **Top/Penthouse**  
Grade School:  
High School:  
Directions: **Rutherford Ave to City Sq. to Harvard St.**

List Price: **\$319,900**  
Sale Price: **\$319,000**  
Bedrooms: **1**  
Fireplaces: **0**  
Unit Level: **4**  
Middle School:

**Remarks**

**Cozy 1 bd/1ba penthouse unit in beautiful brick row house on Charlestown's best street. In the historic gaslight district, it is just one block to City Square, Olives, Figs, and the Warren Tavern. Oversized bedroom with large closet, updated bathroom and kitchen, W/D, large storage closet in hall (not included in sqft), built in shelving. \$249 condo fee includes gas, electric, water, master insurance. Street parking with permit.**

**Property Information**

Approx. Living Area: **532 sq. ft. (\$599.62/sq. ft.)**      Approx. Acres: **0.02 (1249 sq. ft.)**      Garage Spaces: **0 --**  
Living Area Includes:      Heat Zones: **Hot Water Radiators**      Parking Spaces: **0 On Street Permit**  
Living Area Source: **Owner**      Cool Zones: **Window AC**      # of Living Levels: **1**  
Living Area Disclosures:

**Complex & Association Information**

Complex Name: **24 Harvard St. Condo Association**      Units in Complex: **4 Complete: Yes**      Units Owner Occupied: **3 Source:**  
Association: **Yes**      Fee: **\$249**      Fee Includes: **Heat, Hot Water, Electric, Gas, Water, Sewer, Master Insurance, Laundry Facilities**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>	--	
Kitchen:	<b>1</b>	--	
Master Bedroom:	<b>1</b>	--	
Bath 1:	<b>1</b>	--	

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails**  
Appliances: **Range, Disposal, Refrigerator, Freezer, Washer, Dryer**  
Association Pool:  
Basement: **No**  
Beach: **No**  
Construction: **Brick**  
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Certificate of Insurance**  
Electric Features: **110 Volts**  
Energy Features: **Insulated Windows**  
Exterior: **Brick**  
Hot Water: **Natural Gas**  
Insulation Features: **Full**  
Interior Features: **Cable Available, Intercom**  
Management: **Owner Association**  
Pets Allowed: **Yes**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown**      Warranty Available: **No**  
Year Built/Converted: **1860/**  
Year Built Source: **Owner**  
Year Built Desc: **Approximate**  
Year Round: **Yes**

**Tax Information**

Pin #: **W:02 P:03725 S:008**  
Assessed: **\$279,800**  
Tax: **\$1598**      Tax Year: **2009**  
Book: **31763**      Page: **276**  
Cert:  
Zoning Code: **res**  
Map:      Block:      Lot:

**Office/Agent Information**

Listing Office: **Savemore Realty** (978) 821-9667  
Listing Agent: **Andrew Sansone** (978) 821-9667  
Team Member:  
Sale Office: **Coldwell Banker Residential Brokerage - Boston - South End Tremont St.** (617) 424-6244  
Sale Agent: **Katie McDonald** (617) 480-0933  
Listing Agreement Type: **Facilitation/ER w/Var.Rate Comm.**  
Entry Only: **Yes**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Owner, Appointment Req'd**  
Showing: Facilitator: **Owner, Appointment Req'd**  
Special Showing Instructions: **Call Owner: Tara at: 617-519-9402 or 617-230-1191**

**Compensation**

Sub-Agent: **Not Offered**  
Buyer Agent: **2**  
Facilitator: **2**  
Lender Owned: **Undisclosed**  
Short Sale With Lender Approval Required: **Unknown**

**Firm Remarks**

**This is an Entry Only Listing. The list agent will be providing limited service to the seller. Please contact the list office for further details.**

**Market Information**

Listing Date: **4/8/2009**      Listing Market Time: MLS# has been on for **6** day(s)  
Days on Market: Property has been on the market for a total of **6** day(s)      Office Market Time: Office has listed this property for **6** day(s)  
Expiration Date:  
Original Price: **\$319,900**  
Off Market Date: **4/15/2009**  
Sale Date: **5/15/2009**  
Seller Concessions at Closing:      Financing: **Conv. Fixed**

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**MLS # 70904140 - Sold**  
**Condo - Townhouse**  
**18 Park St - Unit 1**  
**Boston, MA : Charlestown 02129-3814**  
**Suffolk County**  
 Total Rooms: **5**  
 Full/Half/Master Baths: **1/1/No**  
 Unit Placement: --  
 Grade School:  
 High School:  
 Directions: **Warren street,left onto Park street**

List Price: **\$490,000**  
 Sale Price: **\$490,000**  
 Bedrooms: **2**  
 Fireplaces: **1**  
 Unit Level: **1**  
 Middle School:

**Remarks**

**1,293 sq/ft duplex at 18 Park St in Charlestown, MA. Living, dining & kitchen are one large room with two bedrooms (ea w/ walk in closet) and 1.5 baths. New oak kitchen cabinets with black granite counter & new appliances (stove, microwave, dishwasher, refrigerator, washer, dryer). Lots of natural light, high ceilings, working fireplace. Hard wood floors, deck w/ new sliding doors, freshly painted, new compact, efficient furnace.**

**Property Information**

Approx. Living Area: <b>1293 sq. ft. (\$378.96/sq. ft.)</b>	Approx. Acres: <b>0.03 (1293 sq. ft.)</b>	Garage Spaces: <b>0 --</b>
Living Area Includes:	Heat Zones: <b>1 Hot Water Baseboard</b>	Parking Spaces: <b>0 --</b>
Living Area Source: <b>Owner</b>	Cool Zones: <b>None</b>	# of Living Levels: <b>2</b>
Living Area Disclosures:		

**Complex & Association Information**

Complex Name:	Units in Complex: <b>3 Complete:</b>	Units Owner Occupied: Source:
Association: <b>Yes</b> Fee: <b>\$233</b>	Fee Includes: <b>Hot Water, Snow Removal</b>	

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat**  
 Appliances: **Wall Oven, Dishwasher, Microwave, Refrigerator, Freezer, Washer, Dryer**  
 Association Pool:  
 Basement: **No**  
 Beach: **No**  
 Electric Features: **110 Volts**  
 Exterior: **Shingles, Wood**  
 Flooring: **Wood**  
 Insulation Features: **Full**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **None**  
 UFFI: **No** Warranty Available: **No**  
 Year Built/Converted: **1900/1985**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #: **W:02 P:03635 S:024**  
 Assessed: **\$491,400**  
 Tax: **\$5224** Tax Year: **2009**  
 Book: **30216** Page: **84**  
 Cert:  
 Zoning Code: **res**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Passini Realty** (617) 875-8746  
 Listing Agent: **David C. Leinberry Jr.** () -  
 Team Member:  
 Sale Office: **Passini Realty** (617) 875-8746  
 Sale Agent: **David C. Leinberry Jr.** () -  
 Listing Agreement Type: **Facilitation/ER w/Var.Rate Comm.**  
 Entry Only: **Yes**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Owner, Go Direct, Appointment Req'd, Other (See Rmk)**  
 Showing: Facilitator: **Owner, Go Direct, Appointment Req'd, Other (See Rmk)**  
 Special Showing Instructions: **Call owner direct Matthew Fonte 617-270-6608 or mfonte@mxortho.com**

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **1.5**  
 Facilitator: **1.5**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Firm Remarks**

**This is an Entry Only Listing. The list agent will be providing limited service to the seller. Please contact the list office for further details.**

**Market Information**

Listing Date: <b>4/16/2009</b>	Listing Market Time: MLS# has been on for <b>25</b> day(s)
Days on Market: Property has been on the market for a total of <b>25</b> day(s)	Office Market Time: Office has listed this property for <b>25</b> day(s)
Expiration Date:	
Original Price: <b>\$490,000</b>	
Off Market Date: <b>5/5/2009</b>	
Sale Date: <b>5/29/2009</b>	
Seller Concessions at Closing:	Financing: <b>Conv. Fixed</b>

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**MLS # 70893537 - Sold**  
**Condo - Rowhouse**  
**36 Mt. Vernon St. - Unit 1**  
**Boston, MA : Charlestown 02129**  
**Suffolk County**  
 Total Rooms: **5**  
 Full/Half/Master Baths: **1/0/No**  
 Unit Placement: --  
 Grade School:  
 High School:  
 Directions: **Off Monument Square**

List Price: **\$485,000**  
 Sale Price: **\$477,500**  
 Bedrooms: **2**  
 Fireplaces: **0**  
 Unit Level: **1**  
 Middle School:

**Remarks**

**This pristine 2+bedroom floor thru home, located on a very desirable gas lit street, has the perfect open layout for entertaining family and friends. Completely renovated in 2006, the kitchen has custom cherry cabinets, granite countertops and SS appliances. Highlights include 10 foot ceilings with crown molding, antique hardwood floors, California Closets, washer/dryer, sunny & spacious deck off the kitchen, and amazing storage.**

**Property Information**

Approx. Living Area: **982 sq. ft. (\$486.25/sq. ft.)** Approx. Acres:  
 Living Area Includes: Heat Zones: **1 Hot Water Radiators, Gas** Garage Spaces: **0 --**  
 Living Area Source: **Owner** Cool Zones: **None** Parking Spaces: **1 Rented**  
 Living Area Disclosures: # of Living Levels: **1**

**Complex & Association Information**

Complex Name: Units in Complex: **3 Complete:** Units Owner Occupied: **3 Source:**  
 Association: **Yes** Fee: **\$160** Fee Includes: **Water, Sewer, Master Insurance**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:			<b>Hard Wood Floor</b>
Dining Room:			<b>Hard Wood Floor</b>
Family Room:			<b>Hard Wood Floor</b>
Kitchen:			<b>Hard Wood Floor, Pantry, Granite/Solid Counters</b>
Master Bedroom:			<b>Walk-in Closet, Hard Wood Floor</b>
Bedroom 2:			<b>Hard Wood Floor</b>

**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Laundromat**  
 Appliances: **Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer, Water Treatment**  
 Association Pool: **No**  
 Basement: **Yes**  
 Beach: **No**  
 Energy Features: **Insulated Windows**  
 Exterior: **Brick**  
 Exterior Features: **Deck**  
 Flooring: **Wood**  
 Hot Water: **Natural Gas**  
 Management: **Owner Association**  
 Pets Allowed: **Yes**  
 Roof Material: **Rubber**  
 Sewer and Water: **City/Town Water**  
 Sewage District: **Bos**  
 Terms: **Contract for Deed**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built/Converted: **1890/2004**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Unknown/Mixed**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$432,500**  
 Tax: **\$4501.81** Tax Year: **2009**  
 Book: **36142** Page: **245**  
 Cert:  
 Zoning Code: **Res**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Beacon Hill** (617) 723-2737  
 Listing Agent: **Eve Dougherty** (617) 838-5884  
 Team Member:  
 Sale Office: **Keller Williams Realty Boston-Metro** (617) 542-0012  
 Sale Agent: **Donahue Baker Team** (508) 397-2219  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Agent**  
 Showing: Facilitator: **Call List Agent**  
 Special Showing Instructions: **Call Eve Dougherty (617) 838-5884**

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **2.5**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Market Information**

Listing Date: **3/26/2009** Listing Market Time: MLS# has been on for **20** day(s)  
 Days on Market: Property has been on the market for a total of **20** day(s) Office Market Time: Office has listed this property for **20** day(s)  
 Expiration Date:  
 Original Price: **\$485,000**  
 Off Market Date: **4/15/2009**  
 Sale Date: **5/18/2009**  
 Seller Concessions at Closing: Financing: **Conv. Fixed**

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**MLS # 70879157 - Sold**  
**Condo - Low-Rise**  
**255 Main St - Unit 3**  
**Boston, MA : Charlestown 02129-2923**  
**Suffolk County**  
 Total Rooms: **4**  
 Full/Half/Master Baths: **2/0/Yes**  
 Unit Placement: **Top/Penthouse**  
 Grade School:  
 High School:  
 Directions: **Corner of Main and Longwood**

List Price: **\$449,900**  
 Sale Price: **\$422,000**  
 Bedrooms: **2**  
 Fireplaces: **1**  
 Unit Level: **3**  
 Middle School:

**Remarks**

**MOTIVATED SELLER! Open floor plan makes this sunny condo perfect for entertaining. Excellent, move-in condition. Low condo fee. Amazing panoramic views of the Zakim Bridge & Boston skyline. New appliances as of Nov08. Granite countertops. Top-floor, corner unit. Full-size washer/dryer in unit. Deeded storage in basement. Conveniently located on Main St. Close, just minutes to train, 7 restaurants. All rooms wired for sound. All audio electronics included. 42 inch plasma TV negotiable.**

**Property Information**

Approx. Living Area: **1001 sq. ft. (\$421.58/sq. ft.)** Approx. Acres:  
 Living Area Includes: Heat Zones: **1 Forced Air** Garage Spaces: **0 --**  
 Living Area Source: **Master Deed** Cool Zones: **1 Central Air** Parking Spaces: **0 --**  
 Living Area Disclosures: # of Living Levels: **1**

**Complex & Association Information**

Complex Name: Units in Complex: **3 Complete:** Units Owner Occupied: **3 Source:**  
 Association: **Yes** Fee: **\$80** Fee Includes: **Hot Water, Electric, Master Insurance, Exterior Maintenance, Snow Removal**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	3	11x17	Fireplace, Hard Wood Floor
Kitchen:	3		Hard Wood Floor, Dining Area, Granite/Solid Counters
Master Bedroom:	3	13x11	Full Bath, Walk-in Closet, Hard Wood Floor
Bedroom 2:	3	9x11	Hard Wood Floor
Laundry:	3		--

**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Laundromat**  
 Appliances: **Range, Dishwasher, Disposal, Compactor, Microwave, Refrigerator, Freezer, Washer, Dryer**  
 Association Pool: **No**  
 Assoc. Security: **Intercom**  
 Basement: **Yes**  
 Beach: **No**  
 Construction: **Brick**  
 Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Master Plan, Management Association Bylaws, Floor Plans, Association Financial Statements, Certificate of Insurance**  
 Electric Features: **200 Amps**  
 Energy Features: **Insulated Doors, Prog. Thermostat**  
 Exterior: **Brick**  
 Flooring: **Wood**  
 Hot Water: **Natural Gas**  
 Insulation Features: **Full**  
 Interior Features: **Cable Available, Intercom**  
 Management: **Owner Association**  
 Pets Allowed: **Yes**  
 Roof Material: **Rubber**  
 Sewer and Water: **City/Town Water**  
 Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions: **New 42 inch plasma tv negotiable**  
 Lead Paint: **None**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built/Converted: **1900/1994**  
 Year Built Source: **Builder**  
 Year Built Desc: **Actual**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$415,100**  
 Tax: **\$2947** Tax Year: **2009**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: .  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Sterling Lion, LLC (508) 281-7402**  
 Listing Agent: **Michael Curtin (781) 953-1585**  
 Team Member:  
 Sale Office: **Non Member Office (111) 111-1111**  
 Sale Agent: **Non Member Agent ( ) -**  
 Listing Agreement Type: **Facilitation/Exclusive**  
 Entry Only: **Yes**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Owner, Accompanied Showings, Appointment Req'd, Other (See Rmk)**  
 Showing: Facilitator: --  
 Special Showing Instructions: **Contact owner Stephen@617.283.8882 or email: stephennawrocki@yahoo.com**

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **0**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Firm Remarks**

**This is an Entry Only Listing. The list agent will be providing limited service to the seller. Please contact the list office for further details.**

**Market Information**

Listing Date: **2/23/2009** Listing Market Time: MLS# has been on for **45** day(s)  
 Days on Market: Property has been on the market for a total of **45** day(s) Office Market Time: Office has listed this property for **45** day(s)  
 Expiration Date:  
 Original Price: **\$449,900**  
 Off Market Date: **4/9/2009**  
 Sale Date: **5/22/2009**  
 Seller Concessions at Closing: Financing: **Conv. Fixed**

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**MLS # 70844430 - Sold  
Condo - Mid-Rise**

**197 Eighth Street - Unit 530**  
**Boston, MA : Waterfront 02129**  
**Suffolk County**  
Total Rooms: **5**  
Full/Half/Master Baths: **2/0/Yes**  
Unit Placement: --  
Grade School:  
High School:  
Directions: **Off first Ave/Charlestown Navy Yard**

List Price: **\$799,000**  
Sale Price: **\$749,000**  
  
Bedrooms: **2**  
Fireplaces: **0**  
Unit Level: **5**  
Middle School:

**Remarks**

**Located on the 5th floor, northwest corner of the building, this newly renovated unit is flooded with sunlight and offers spectacular views of Downtown Boston, the USS Constitution and the new Zakim Bridge. Formal marble tiled entry foyer with arched ceilings. New kitchen with granite countertops, stainless steel appliances, maple cabinets and maple hardwood floors. The spacious L-shaped living/dining room has high ceilings, crown moldings & columns, oversized windows and beautiful maple floor**

**Property Information**

Approx. Living Area: **1357 sq. ft. (\$551.95/sq. ft.)** Approx. Acres:  
Living Area Includes: Heat Zones: **Central Heat** Garage Spaces: **1 --**  
Living Area Source: **Master Deed** Cool Zones: **Central Air** Parking Spaces: **1 --**  
Living Area Disclosures: # of Living Levels: **1**

**Complex & Association Information**

Complex Name: **Flagship Wharf** Units in Complex: **200** Complete: Units Owner Occupied: Source:  
Association: **Yes** Fee: **\$990** Fee Includes: **Heat, Water, Sewer, Master Insurance, Security, Elevator, Exercise Room, Sauna/Steam, Valet Parking**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Association Pool:  
Basement: **No**  
Beach: **No**  
Management: **Professional - On Site**  
Pets Allowed: **Yes**  
Sewer and Water: **City/Town Water**  
Waterfront: **Yes**

**Other Property Info**

Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **None**  
UFFI: Warranty Available:  
Year Built/Converted: **1991/**  
Year Built Source: **Owner**  
Year Built Desc: **Approximate**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$785,000**  
Tax: **\$8547** Tax Year: **2008**  
Book: **12345** Page: **123**  
Cert:  
Zoning Code: **r**  
Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Premier Properties of Bosto, Inc. (617) 723-4240**  
Listing Agent: **Jeffrey R. Goldman (617) 840-8332**  
Team Member:  
Sale Office: **Coldwell Banker Residential Brokerage - Jamaica Plain (617) 522-4600**  
Sale Agent: **Sarah Carroll (781) 820-0280**  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Agent**  
Showing: Facilitator: **Call List Agent**  
Special Showing Instructions:

**Compensation**

Sub-Agent: **Not Offered**  
Buyer Agent: **2**  
Facilitator: **2**  
Lender Owned: **Undisclosed**  
Short Sale With Lender Approval Required: **Unknown**

**Market Information**

Listing Date: **11/7/2008** Listing Market Time: MLS# has been on for **96** day(s)  
Days on Market: Property has been on the market for a total of **96** day(s) Office Market Time: Office has listed this property for **96** day(s)  
Expiration Date:  
Original Price: **\$819,000**  
Off Market Date: **2/11/2009**  
Sale Date: **5/1/2009**  
Seller Concessions at Closing: Financing: **Conv. Fixed**

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**MLS # 70866355 - Sold**  
**Condo - Mid-Rise**  
**86 main st (47 Harvard st) - Unit a004**  
**Boston, MA : Charlestown 02129-3745**  
**Suffolk County**  
 Total Rooms: **5**  
 Full/Half/Master Baths: **2/1/Yes**  
 Unit Placement: **Street, Upper**  
 Grade School:  
 High School:  
 Directions: **private entry on Main Street**

List Price: **\$599,900**  
 Sale Price: **\$553,000**  
 Bedrooms: **2**  
 Fireplaces: **1**  
 Unit Level: **1**  
 Middle School:

**Remarks**

**Beautiful duplex in great location with two master bedrooms with ensuite baths, working fireplace, and hardwood floors. The kitchen is totally redone with loads of granite, stainless appliances and wine cooler and sub zero fridge. Two new heat pumps and updated baths. Shows beautifully There are loads of closets and bike storage in garage. Taxes and condo fee include garage parking space.**

**Property Information**

Approx. Living Area: **1227 sq. ft. (\$450.69/sq. ft.)**      Approx. Acres: **0**      Garage Spaces: **1 Under, Garage Door Opener**  
 Living Area Includes:      Heat Zones: **2 Central Heat, Forced Air, Electric**      Parking Spaces: **1 Deeded**  
 Living Area Source: **Master Deed**      Cool Zones: **2 Central Air**      # of Living Levels: **2**  
 Living Area Disclosures:

**Complex & Association Information**

Complex Name: **The Courtyard**      Units in Complex: **81** Complete: **Yes**      Units Owner Occupied: **75** Source:  
 Association: **Yes** Fee: **\$386.90**      Fee Includes: **Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
------	-------	------	----------

**Features**

Area Amenities: **Public Transportation, Shopping**  
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Association Pool: **No**  
 Basement: **No**  
 Beach: **No**  
 Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws**  
 Exterior: **Brick**  
 Flooring: **Wood, Wall to Wall Carpet**  
 Hot Water: **Electric**  
 Insulation Features: **Full**  
 Interior Features: **Security System, Cable Available**  
 Management: **Professional - Off Site, Resident Superintendent**  
 Pets Allowed: **Yes w/ Restrictions (See Remarks)**  
 Roof Material: **Rubber**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **None**  
 UFFI: **No** Warranty Available: **No**  
 Year Built/Converted: **1986/**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Actual**  
 Year Round:

**Tax Information**

Pin #: **W:02 P:03690 S:008**  
 Assessed: **\$402,200**  
 Tax: **\$3030.88** Tax Year: **2008**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **9999**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Otis & Ahearn RE Charlestown (617) 242-7393**  
 Listing Agent: **Carol A. Adolph (617) 851-7393**  
 Team Member:  
 Sale Office: **Prudential Prime Properties (617) 536-8000**  
 Sale Agent: **Arlene M. Varsamis (617) 974-7236**  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Agent**  
 Showing: Facilitator: --  
 Special Showing Instructions: **buyers brokers must accompany their buyers**

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **0**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Market Information**

Listing Date: **1/21/2009**      Listing Market Time: MLS# has been on for **54** day(s)  
 Days on Market: Property has been on the market for a total of **54** day(s)      Office Market Time: Office has listed this property for **54** day(s)  
 Expiration Date:  
 Original Price: **\$599,900**  
 Off Market Date: **3/13/2009**  
 Sale Date: **5/7/2009**  
 Seller Concessions at Closing:      Financing: **Conv. Fixed**

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**MLS # 70871602 - Sold**  
**Condo - Rowhouse**  
**6 N Mead St - Unit 2**  
**Boston, MA : Charlestown 02129-1446**  
**Suffolk County**  
 Total Rooms: **5**  
 Full/Half/Master Baths: **1/1/No**  
 Unit Placement: **Middle, Front**  
 Grade School:  
 High School: **Charlestown HS**  
 Directions: **Bunker Hill St to North Mead**

List Price: **\$362,000**  
 Sale Price: **\$348,000**  
 Bedrooms: **2**  
 Fireplaces: **1**  
 Unit Level: **2**  
 Middle School:

**Remarks**

**Sun filled, spacious, 2 bdrm, 1.5 bath condo at the top of Bunker Hill! Freshly painted interior and exterior; new vanities in bathrooms, granite countertop in kitchen. Convenient to transportation, minutes from downtown Boston and hospitals. Working marble fireplace...Hardwood floors throughout. Closets have been updated for extra storage...Great outdoor deck for grilling and summer dining! Extra storage space in basement where private laundry is located...Move right in Agents see firm remarks**

**Property Information**

Approx. Living Area: **880 sq. ft. (\$395.45/sq. ft.)** Approx. Acres: **0** Garage Spaces: **0 --**  
 Living Area Includes: Heat Zones: **1 Hot Water Baseboard** Parking Spaces: **0 On Street Permit**  
 Living Area Source: **Field Card** Cool Zones: **Window AC** # of Living Levels: **1**  
 Living Area Disclosures:

**Complex & Association Information**

Complex Name: **North Mead Street Place** Units in Complex: **3 Complete: Yes** Units Owner Occupied: **2 Source:**  
 Association: **Yes** Fee: **\$150** Fee Includes: **Hot Water, Sewer, Master Insurance**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	2		Fireplace, Hard Wood Floor
Dining Room:	2		Hard Wood Floor
Kitchen:	2		Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:	2		Hard Wood Floor
Bedroom 2:	2		Hard Wood Floor
Bath 1:	2		Full Bath
Bath 2:	2		Half Bath
Laundry:	B		--

**Features**

Area Amenities: **Public Transportation, Shopping, Park**  
 Appliances: **Range, Dishwasher, Disposal**  
 Association Pool: **No**  
 Basement: **Yes**  
 Beach: **No**  
 Docs in Hand: **Master Deed, Rules & Regs**  
 Electric Features: **Circuit Breakers**  
 Energy Features: **Storm Windows**  
 Exterior: **Shingles, Wood**  
 Exterior Features: **Deck**  
 Hot Water: **Natural Gas**  
 Insulation Features: **Full**  
 Interior Features: **Cable Available**  
 Management: **Owner Association**  
 Pets Allowed: **Yes**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water**  
 Terms: **Contract for Deed**  
 Utility Connections: **for Gas Range**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions: **dining room chandelier**  
 Lead Paint: **Unknown**  
 UFFI: Warranty Available:  
 Year Built/Converted: **1900/**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #: **W:02 P:01490 S:004**  
 Assessed: **\$336,700**  
 Tax: **\$3694** Tax Year: **2008**  
 Book: **34732** Page: **1**  
 Cert:  
 Zoning Code: **res**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Springdale Green Realty, LLC** (508) 785-1303  
 Listing Agent: **John T. Donoghue** (508) 479-0772  
 Team Member: **Toni Donoghue** (617) 775-7925  
 Sale Office: **Gibson Sotheby's International Realty** (617) 242-4222 Ext. 120  
 Sale Agent: **Ted E. Wilson** (617) 947-2765  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Office, Owner, Call List Agent, Accompanied Showings, Appointment Req'd**  
 Showing: Facilitator: **Call List Office, Owner, Call List Agent, Accompanied Showings, Appointment Req'd**  
 Special Showing Instructions:

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **2.5**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Firm Remarks**

**\$1000 EXTRA to buyers agent at successful closing!!Call owner to show 617 306 1198.**

**Market Information**

Listing Date: **2/3/2009** Listing Market Time: MLS# has been on for **49** day(s)  
 Days on Market: Property has been on the market for a total of **311** day(s) Office Market Time: Office has listed this property for **311** day(s)  
 Expiration Date:  
 Original Price: **\$362,000**  
 Off Market Date: **3/24/2009**  
 Sale Date: **5/14/2009**  
 Seller Concessions at Closing: Financing: **Conv. Fixed**

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**MLS # 70874159 - Sold**  
**Condo - Mid-Rise**  
**42 Eighth Street - Unit 5209**  
**Boston, MA : Charlestown 02129**  
**Suffolk County**

Total Rooms: **4**  
 Full/Half/Master Baths: **2/0/Yes**  
 Unit Placement: --  
 Grade School:  
 High School:  
 Directions: **Charlestown Navy Yard. 1st Avenue to 8th Street.**

List Price: **\$509,000**  
 Sale Price: **\$490,000**  
 Bedrooms: **2**  
 Fireplaces: **0**  
 Unit Level: **2**  
 Middle School:

**Remarks**

**Spectacular 2 bed, 2 full baths boasting over 1,000 sq.ft. of luxurious living w/1 garage parking space in sought after Parris Landing in the Charlestown Navy Yard! Distinctive features: Sunny living rm w/incredibly tall ceilings, Brazilian Cherry hardwoods & fir-to-ceiling windows! Designer galley kitchen w/breakfast bar, custom cabinetry, granite counters, gas cooking & large walk-in pantry! 2 spacious bedrooms offer exposed brick, high ceilings, & tremendous closet space! Amenities Galore!**

**Property Information**

Approx. Living Area: **1013 sq. ft. (\$483.71/sq. ft.)** Approx. Acres:  
 Living Area Includes: Heat Zones: **Forced Air** Garage Spaces: **1 Heated**  
 Living Area Source: **Unit Floor Plan** Cool Zones: **Central Air** Parking Spaces: **1 Deeded**  
 Living Area Disclosures: # of Living Levels: **1**

**Complex & Association Information**

Complex Name: **Parris Landing** Units in Complex: **367** Complete: **Yes** Units Owner Occupied: Source:  
 Association: **Yes** Fee: **\$594** Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Swimming Pool, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Exercise Room, Clubroom, Refuse Removal**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	2		<b>Hard Wood Floor</b>
Kitchen:	2		<b>Ceramic Tile Floor, Pantry, Granite/Solid Counters</b>
Master Bedroom:	2		<b>Full Bath, Ceiling Fans, Linen Closet</b>
Bedroom 2:	2		--
Bath 1:	2		<b>Full Bath, Granite/Solid Counters</b>
Bath 2:	2		<b>Full Bath, Granite/Solid Counters</b>

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Laundromat**  
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Association Pool: **Yes Inground, Heated**  
 Assoc. Security: **TV Monitor**  
 Basement: **No**  
 Beach: **No**  
 Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Certificate of Insurance**  
 Exterior: **Brick**  
 Management: **Professional - On Site**  
 Pets Allowed: **Yes**  
 Roof Material: **Rubber**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **Yes Harbor**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures: **Seller pays 2% to BRA upon sale**  
 Exclusions: **Dining room light fixture, Living room window treatments**  
 Lead Paint: **Unknown**  
 UFFI: Warranty Available:  
 Year Built/Converted: **1900/2005**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$438,900**  
 Tax: **\$3290.15** Tax Year: **2009**  
 Book: **37563** Page: **338**  
 Cert:  
 Zoning Code: **res**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Century 21 Elite Realty (617) 241-5566**  
 Listing Agent: **Jennifer Schneider (617) 440-6488**  
 Team Member: **Joseph McGonagle (617) 699-6341**  
 Sale Office: **Charlesgate Realty Group, llc (617) 587-0100 Ext. 10**  
 Sale Agent: **Charlesgate Realty Group Team (617) 587-0100**  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Req'd**  
 Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Req'd**  
 Special Showing Instructions: **24 Hours Notice Required**

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.25**  
 Facilitator: **1**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Market Information**

Listing Date: **2/10/2009** Listing Market Time: MLS# has been on for **70** day(s)  
 Days on Market: Property has been on the market for a total of **70** day(s) Office Market Time: Office has listed this property for **70** day(s)  
 Expiration Date:  
 Original Price: **\$509,000**  
 Off Market Date: **4/6/2009**  
 Sale Date: **5/15/2009**  
 Seller Concessions at Closing: Financing: **Conv. Fixed**

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**MLS # 70835728 - Sold**  
**Condo - Rowhouse**

**314-A Bunker Hill Street - Unit Unit 2**  
**Boston, MA : Charlestown 02129**

**Suffolk County**

Total Rooms: **4**  
Full/Half/Master Baths: **1/0/No**  
Unit Placement: --  
Grade School:  
High School:

Directions: **Top of Bunker Hill Street - Across from Church**

List Price: **\$357,000**  
Sale Price: **\$330,000**

Bedrooms: **2**  
Fireplaces: **0**  
Unit Level: **2**  
Middle School:

**Remarks**

**Fantastic newly renovated condo! Second floor with 2 bedrooms with gleaming hardwood floors and exposed inner brick wall. New gourmet kitchen with granite counters "fully applianced", tile bath and much more. Laundry hookup in unit, private storage in basement and second floor deck. Located at the top of Bunker Hill Street with easy access to parks and public transportation. Truly A Must See!!**

**Property Information**

Approx. Living Area: **786 sq. ft. (\$419.85/sq. ft.)**  
Living Area Includes:  
Living Area Source: **Owner**  
Living Area Disclosures:

Approx. Acres:  
Heat Zones: **1 Electric**  
Cool Zones: **1 Central Air**

Garage Spaces: **0 --**  
Parking Spaces: **0 --**  
# of Living Levels: **1**

**Complex & Association Information**

Complex Name: **Bunker Hill Street Condominium**  
Association: **Yes** Fee: **\$105.50**

Units in Complex: **3** Complete:  
Fee Includes: **Exterior Maintenance**

Units Owner Occupied: **2** Source: **Owners**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Ceiling Fans, Hard Wood Floor</b>
Kitchen:	<b>1</b>		<b>Hard Wood Floor</b>
Master Bedroom:	<b>1</b>		<b>Ceiling Fans, Hard Wood Floor</b>
Bedroom 2:	<b>1</b>		<b>Hard Wood Floor</b>
Bath 1:	<b>1</b>		<b>Ceramic Tile Floor</b>

**Features**

Area Amenities: **Public Transportation, Park, Laundromat**  
Appliances: **Range, Disposal**  
Association Pool:  
Basement: **Yes**  
Beach: **No**  
Electric Features: **100 Amps**  
Pets Allowed: **Yes w/ Restrictions (See Remarks)**  
Sewer and Water: **City/Town Water**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Warranty Available:**  
Year Built/Converted: **1830/2008**  
Year Built Source: **Public Record**  
Year Built Desc: **Finished, Never Occupied**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$999,999**  
Tax: **\$999,999** Tax Year: **2008**  
Book: **40576** Page: **334**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Century 21 Commonwealth** (781) 729-7777  
Listing Agent: **Michele McGlynn** (617) 584-7092  
Team Member:  
Sale Office: **Coldwell Banker Residential Brokerage - Andover** (978) 475-2201  
Sale Agent: **Kathleen Kelley** (978) 273-9865  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call MA-Pass at 508-389-1780**  
Showing: Facilitator: **Call MA-Pass at 508-389-1780**  
Special Showing Instructions: **Please call MA-PASS / Vacant - 508-389-1780**

**Compensation**

Sub-Agent: **Not Offered**  
Buyer Agent: **2.5**  
Facilitator: **2.5**  
Lender Owned: **Undisclosed**  
Short Sale With Lender Approval Required: **Unknown**

**Market Information**

Listing Date: **10/17/2008**  
Days on Market: Property has been on the market for a total of **174** day(s)  
Expiration Date:  
Original Price: **\$359,000**  
Off Market Date: **4/9/2009**  
Sale Date: **5/7/2009**  
Seller Concessions at Closing:

Listing Market Time: MLS# has been on for **174** day(s)  
Office Market Time: Office has listed this property for **174** day(s)

Financing: **Withheld**

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**MLS # 70838182 - Sold**  
**Condo - Rowhouse**  
**57 High Street - Unit 1**  
**Boston, MA : Charlestown 02129-3023**  
**Suffolk County**  
 Total Rooms: **5**  
 Full/Half/Master Baths: **2/0/Yes**  
 Unit Placement: **Street**  
 Grade School:  
 High School:  
 Directions: **Check with Listing Agent**

List Price: **\$659,000**  
 Sale Price: **\$649,163**  
 Bedrooms: **2**  
 Fireplaces: **1**  
 Unit Level: **1**  
 Middle School:

**Remarks**

**Newly renovated in 2005, this stylish 2BR/2BA condo is located close to Monument Square. High-end finishes abound, including an optional state of the art media/sound system. Distinctive features include a bright and spacious open layout, connecting the cherry/granite kitchen with island seating to the large dining and living area with fireplace. A landscaped private patio adds another entertaining space off the kitchen. Master BR w/walk-in closet. Common roof deck with city views.**

**Property Information**

Approx. Living Area: **1594 sq. ft. (\$407.25/sq. ft.)**      Approx. Acres: **0**      Garage Spaces: **0 --**  
 Living Area Includes: **Finished Basement**      Heat Zones: **1 Forced Air, Gas**      Parking Spaces: **0 On Street Permit**  
 Living Area Source: **Field Card**      Cool Zones: **1 Central Air**      # of Living Levels: **2**  
 Living Area Disclosures:

**Complex & Association Information**

Complex Name: **57 High Street Condominium**      Units in Complex: **3 Complete: Yes**      Units Owner Occupied: **3 Source: owner**  
 Association: **Yes**      Fee: **\$180**      Fee Includes: **Water, Sewer, Master Insurance**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
<b>Features</b>			
Area Amenities: <b>Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility</b>			
Appliances: <b>Range, Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer</b>			
Association Pool:			
Basement: <b>Yes</b>			
Beach: <b>No</b>			
Construction: <b>Frame</b>			
Energy Features: <b>Insulated Windows</b>			
Exterior: <b>Clapboard</b>			
Exterior Features: <b>Deck, Patio</b>			
Flooring: <b>Wood, Tile</b>			
Interior Features: <b>Cable Available</b>			
Management: <b>Owner Association</b>			
Pets Allowed: <b>Yes</b>			
Roof Material: <b>Rubber</b>			
Sewer and Water: <b>City/Town Water, City/Town Sewer</b>			
Waterfront: <b>No</b>			
<b>Other Property Info</b>			
Adult Community: <b>No</b>			
Disclosure Declaration: <b>No</b>			
Disclosures:			
Exclusions: <b>Sounds system and media system are negotiable.</b>			
Lead Paint: <b>Unknown</b>			
UFFI: <b>Unknown</b> Warranty Available: <b>No</b>			
Year Built/Converted: <b>1875/2005</b>			
Year Built Source: <b>Public Record</b>			
Year Built Desc: <b>Approximate</b>			
Year Round:			
<b>Tax Information</b>			
Pin #: <b>W:02 P:00379 S:002</b>			
Assessed: <b>\$601,400</b>			
Tax: <b>\$5109</b> Tax Year: <b>2009</b>			
Book: <b>37889</b> Page: <b>298</b>			
Cert: <b>00113404</b>			
Zoning Code: <b>Res</b>			
Map:      Block:      Lot:			

**Office/Agent Information**

Listing Office: **Hammond Residential**  (617) 337-9000 Ext. 9010  
 Listing Agent: **Nancy Roth** (617) 337-9010  
 Team Member:  
 Sale Office: **Hammond Residential**  (617) 337-9000 Ext. 9010  
 Sale Agent: **Nancy Roth** (617) 337-9010  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Agent**  
 Showing: Facilitator: **Call List Agent**  
 Special Showing Instructions: **Please call Katie Simone 617-242-5775 x213 to schedule accompanied showing.**

**Compensation**  
 Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **2.5**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Firm Remarks**

**Call Katie Simone 617-337-9009 to arrange showings**

**Market Information**

Listing Date: **10/23/2008**      Listing Market Time: MLS# has been on for **136** day(s)  
 Days on Market: Property has been on the market for a total of **136** day(s)      Office Market Time: Office has listed this property for **136** day(s)  
 Expiration Date:  
 Original Price: **\$669,000**  
 Off Market Date: **3/8/2009**  
 Sale Date: **5/1/2009**  
 Seller Concessions at Closing:      Financing: **Conv. Fixed**

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**MLS # 70840422 - Sold**  
**Condo - Detached**  
**66 High Street - Unit 3**  
**Boston, MA : Charlestown 02129**  
**Suffolk County**

Total Rooms: **4**  
 Full/Half/Master Baths: **1/0/No**  
 Unit Placement: --  
 Grade School:  
 High School:  
 Directions: **Take Monument,Salem or Green Streetsto High St.**

List Price: **\$469,000**  
 Sale Price: **\$451,000**

Bedrooms: **2**  
 Fireplaces: **0**  
 Unit Level: **2**  
 Middle School:

**Remarks**

**LAST ONE LEFT OUT OF EIGHT!!! New two bedroom condominium offering an attractive sun filled floor plan with the convenience of modern living that includes parking! A sample of the amenities offered: new central heat/AC system, gorgeous new hardwood floors, sparkling new bathroom and beautiful new kitchen with stainless steel appliances & granite counter surfaces. Views of Back Bay skyline from the rear deck. Great location.**

**Property Information**

Approx. Living Area: **981 sq. ft. (\$459.73/sq. ft.)** Approx. Acres:  
 Living Area Includes: Heat Zones: **1 Forced Air, Gas** Garage Spaces: **0 --**  
 Living Area Source: **Unit Floor Plan** Cool Zones: **1 Central Air** Parking Spaces: **1 Off-Street**  
 Living Area Disclosures: # of Living Levels: **1**

**Complex & Association Information**

Complex Name: **66-68 High Street Condominium Trust** Units in Complex: **8 Complete: Yes** Units Owner Occupied: Source:  
 Association: **Yes Fee: \$162** Fee Includes: **Water, Sewer, Master Insurance, Snow Removal**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	2	18x15	Hard Wood Floor
Kitchen:	2	16x9	Hard Wood Floor
Master Bedroom:	2	18x15	Hard Wood Floor
Bedroom 2:	2	11x11	Hard Wood Floor
Bath 1:	2		Full Bath

**Features**

Area Amenities: **Public Transportation, Shopping, Park**  
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Association Pool: **No**  
 Basement: **Yes**  
 Beach: **No**  
 Construction: **Frame**  
 Docs in Hand: **Master Deed**  
 Flooring: **Wood, Tile**  
 Hot Water: **Natural Gas**  
 Management: **Owner Association**  
 Pets Allowed: **Yes**  
 Roof Material: **Rubber**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Electric Dryer, Washer Hookup**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Photos represent staged & furnished unit @ 68 High St. #4**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built/Converted: **1910/2008**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$999,999**  
 Tax: **\$999,999** Tax Year: **2009**  
 Book: **622** Page: **66**  
 Cert:  
 Zoning Code: **residential**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Hammond Residential** (617) 337-9000 Ext. 203  
 Listing Agent: **Stephen Tucker** (508) 380-5456  
 Team Member: **Jesse MacDonald** (617) 669-8449  
 Sale Office: **Prudential Unlimited Realty - Brookline** (617) 264-7900  
 Sale Agent: **Chuck Silverston** (617) 699-6234  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Req'd**  
 Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Req'd**  
 Special Showing Instructions: **Please call Stephen Tucker or Jesse MacDonald to schedule a showing!**

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **1**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Firm Remarks**

**Location - See www.66high.com - Parking - Private Deck - Central Heat/AC - HW Floors**

**Market Information**

Listing Date: **10/29/2008** Listing Market Time: MLS# has been on for **167** day(s)  
 Days on Market: Property has been on the market for a total of **167** day(s) Office Market Time: Office has listed this property for **167** day(s)  
 Expiration Date:  
 Original Price: **\$469,000**  
 Off Market Date: **4/14/2009**  
 Sale Date: **5/11/2009**  
 Seller Concessions at Closing: Financing: **Conv. Fixed**



**MLS # 70840423 - Sold**  
**Condo - Other (See Remarks)**

**68 High Street - Unit 3**  
**Boston, MA : Charlestown 02129**  
**Suffolk County**

Total Rooms: **4**  
 Full/Half/Master Baths: **1/0/**  
 Unit Placement: --  
 Grade School:  
 High School:  
 Directions: **Take Monument Ave, Green Street or Salem Street to High Street.**

List Price: **\$469,000**  
 Sale Price: **\$451,000**

Bedrooms: **2**  
 Fireplaces: **0**  
 Unit Level: **2**  
 Middle School:

**Remarks**

**New two bedroom condominium offering an attractive sun filled floor plan with the conveniences of modern living that includes parking! A sample of the amenities offered: new central Heat/AC system, gorgeous new hardwood floors, sparkling new bathroom and beautiful new kitchen with GE stainless appliances & granite counter surfaces. Views of Back Bay skyline from the rear deck! Great location.**

**Property Information**

Approx. Living Area: **981 sq. ft. (\$459.73/sq. ft.)**  
 Living Area Includes:  
 Living Area Source: **Unit Floor Plan**  
 Living Area Disclosures:

Approx. Acres:  
 Heat Zones: **Central Heat, Forced Air, Unit Control**  
 Cool Zones: **Central Air, Unit Control**

Garage Spaces: **0 --**  
 Parking Spaces: **1 Off-Street**  
 # of Living Levels: **1**

**Complex & Association Information**

Complex Name: **66-68 High Street**  
 Association: **Yes** Fee: **\$162**

Units in Complex: **8** Complete:  
 Fee Includes: **Water, Sewer, Master Insurance, Snow Removal**

Units Owner Occupied: Source:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	2	18x15	Hard Wood Floor
Kitchen:	2	16x9	Hard Wood Floor
Master Bedroom:	2	18x15	Hard Wood Floor
Bedroom 2:	2	11x11	Hard Wood Floor
Bath 1:	2		Ceramic Tile Floor

**Features**

Area Amenities: **Public Transportation, Shopping, Park**  
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Association Pool:  
 Basement: **Yes**  
 Beach: **No**  
 Exterior Features: **Deck**  
 Flooring: **Wood, Tile**  
 Hot Water: **Natural Gas**  
 Interior Features: **Cable Available**  
 Management: **Owner Association**  
 Pets Allowed: **Yes**  
 Sewer and Water: **City/Town Water**  
 Utility Connections: **for Electric Dryer, Washer Hookup**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures: **Photos represent staged & furnished unit @ 68 High St. #4**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Available:  
 Year Built/Converted: **1910/2008**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Approximate**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$99,999**  
 Tax: **\$99999** Tax Year: **2009**  
 Book: **622** Page: **66**  
 Cert:  
 Zoning Code: **Res**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Hammond Residential** (617) 337-9000 Ext. 205  
 Listing Agent: **Jesse MacDonald** (617) 669-8449  
 Team Member: **Stephen Tucker** (508) 380-5456  
 Sale Office: **Coldwell Banker Residential Brokerage - Boston - Charlestown** (617) 242-0025  
 Sale Agent: **Deidre Malloy** (617) 331-8101  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Req'd**  
 Showing: Facilitator: **Call List Office, Accompanied Showings, Appointment Req'd**  
 Special Showing Instructions: **Please call Jesse MacDonald or Stephen Tucker to schedule a showing!**

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **1.0**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Firm Remarks**

**Visit 66high.com - Location - Parking - GE Appliances - Private Deck - Central Heat/AC - HW Floors**

**Market Information**

Listing Date: **10/29/2008**  
 Days on Market: Property has been on the market for a total of **160** day(s)  
 Expiration Date:  
 Original Price: **\$469,000**  
 Off Market Date: **4/7/2009**  
 Sale Date: **5/14/2009**  
 Seller Concessions at Closing:

Listing Market Time: MLS# has been on for **160** day(s)  
 Office Market Time: Office has listed this property for **160** day(s)

Financing: **Conv. Fixed**



MLS # 70884321 - Sold  
**Condo - Detached, Townhouse**  
**72 School Street - Unit 1**  
**Boston, MA : Charlestown 02129**  
**Suffolk County**  
 Total Rooms: **6**  
 Full/Half/Master Baths: **3/1/Yes**  
 Unit Placement: --  
 Grade School:  
 High School:  
 Directions: **High Street to School Street**

List Price: **\$599,000**  
 Sale Price: **\$585,000**  
 Bedrooms: **3**  
 Fireplaces: **1**  
 Unit Level: **3**  
 Middle School:

**Remarks**

**Spectacular brand new townhome w/beautiful finishes, a fabulous layout, 3 luxurious living levels & full basement storage! Enjoy private entrance into an open great room concept for dining & living rms w/gas fireplace, maple flrs, multitude of windows & 1/2bath! Well designed kitchen w/breakfast bar, silestone counters, mosaic backsplash & Bosch ss! 2nd flr offers master bedrm w/en suite marble shower, 2nd bedrm w/en suite bath. 3rd flr features an amazing family rm & 3rd bedrm w/ensuite bath!**

**Property Information**

Approx. Living Area: **1815 sq. ft. (\$322.31/sq. ft.)** Approx. Acres: **0** Garage Spaces: **0 --**  
 Living Area Includes: Heat Zones: **3 Central Heat, Unit Control** Parking Spaces: **0 --**  
 Living Area Source: **Owner** Cool Zones: **3 Central Air** # of Living Levels: **3**  
 Living Area Disclosures:

**Complex & Association Information**

Complex Name: Units in Complex: **3 Complete: Yes** Units Owner Occupied: Source:  
 Association: **Yes** Fee: **\$175** Fee Includes: --

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Fireplace, Hard Wood Floor
Dining Room:	1		Hard Wood Floor
Family Room:	3		Hard Wood Floor, Interior Balcony
Kitchen:	1		Hard Wood Floor, Pantry, Granite/Solid Counters
Master Bedroom:	2		Full Bath, Ceramic Tile Floor, Granite/Solid Counters
Bedroom 2:	2		Full Bath, Ceramic Tile Floor
Bedroom 3:	3		Full Bath, Cathedral Ceils
Bath 1:	1		Half Bath
Bath 2:	2		--
Bath 3:	2		--
Laundry:	2		--
Bathroom:	3		--

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails**  
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Association Pool:  
 Basement: **Yes**  
 Beach: **No**  
 Construction: **Frame**  
 Docs in Hand: **Master Deed, Management Association Bylaws, Association Financial Statements**  
 Electric Features: **200 Amps**  
 Energy Features: **Prog. Thermostat**  
 Exterior: **Other (See Remarks)**  
 Exterior Features: **Patio, Other (See Remarks)**  
 Insulation Features: **Full, Fiberglass**  
 Interior Features: **Security System, Cable Available**  
 Management: **Owner Association**  
 Pets Allowed: **Yes**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Dryer**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures: **Currently taxed as a 3-family; Square footage is an estimate only. Condo. Fee is estimate only.**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Available:  
 Year Built/Converted: **9999/**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Approximate**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$9,999**  
 Tax: **\$9999** Tax Year: **2008**  
 Book: **9999** Page: **999**  
 Cert:  
 Zoning Code: **res**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Century 21 Elite Realty (617) 241-5566**  
 Listing Agent: **Jennifer Schneider (617) 440-6488**  
 Team Member: **Joseph McGonagle (617) 699-6341**  
 Sale Office: **Century 21 Elite Realty (617) 241-5566**  
 Sale Agent: **Jennifer Schneider (617) 440-6488**  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Agent, Appointment Req'd**  
 Showing: Facilitator: **Call List Agent, Appointment Req'd**  
 Special Showing Instructions: **Easy to Show**

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **2.5**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Market Information**

Listing Date: **3/6/2009** Listing Market Time: MLS# has been on for **12** day(s)  
 Days on Market: Property has been on the market for a total of **12** day(s) Office Market Time: Office has listed this property for **12** day(s)  
 Expiration Date:  
 Original Price: **\$599,000**  
 Off Market Date: **3/18/2009**  
 Sale Date: **5/22/2009**  
 Seller Concessions at Closing: Financing: **Conv. Fixed**

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**MLS # 70733819 - Sold**  
**Condo - Townhouse**  
**5 Lexington Street - Unit 3**  
**Boston, MA : Charlestown 02129**  
**Suffolk County**  
 Total Rooms: **6**  
 Full/Half/Master Baths: **2/0/Yes**  
 Unit Placement: **Back**  
 Grade School:  
 High School:  
 Directions: **Check with Listing Agent**

List Price: **\$729,000**  
 Sale Price: **\$695,000**  
 Bedrooms: **3**  
 Fireplaces: **1**  
 Unit Level: **1**  
 Middle School:

**Remarks**

**One of three newly constructed/renv town homes located just off Monument Sq. This town home features finely appointed living space w/modern amenities. The kitchen features cherry cabinetry and granite countertops w/Jenn-Air appliances. An open great room concept for dining & living rooms with gas fireplace. Baths feature stone floors and surrounds. This unit has a deck off the kitchen, as well as a deck off the 3rd flr w/views. Private 2 car garage.**

**Property Information**

Approx. Living Area: **1650 sq. ft. (\$421.21/sq. ft.)**      Approx. Acres:  
 Living Area Includes:      Heat Zones: **2 Forced Air, Gas**      Garage Spaces: **2 Under**  
 Living Area Source: **Owner**      Cool Zones: **2 Central Air**      Parking Spaces: **2 Tandem**  
 Living Area Disclosures:      # of Living Levels: **3**

**Complex & Association Information**

Complex Name:      Units in Complex: **3 Complete: No**      Units Owner Occupied:      Source:  
 Association: **Yes**      Fee: **\$204**      Fee Includes: **Water, Sewer, Master Insurance, Snow Removal, N/A**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
<b>Features</b>			
Area Amenities: <b>Public Transportation, Shopping</b>			
Appliances: <b>Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer</b>			
Association Pool:			
Basement: <b>No</b>			
Beach: <b>No</b>			
Docs in Hand: <b>Floor Plans, Association Financial Statements</b>			
Exterior: <b>Clapboard</b>			
Exterior Features: <b>Deck</b>			
Flooring: <b>Wood, Tile</b>			
Interior Features: <b>Security System, Cable Available</b>			
Management: <b>Owner Association</b>			
Pets Allowed: <b>Yes</b>			
Sewer and Water: <b>City/Town Water, City/Town Sewer</b>			
Waterfront: <b>No</b>			
<b>Other Property Info</b>			
Disclosure Declaration: <b>No</b>			
Disclosures: <b>Currently taxed as 2 family, will be reassessed.</b>			
Exclusions:			
Lead Paint: <b>Unknown</b>			
UFFI:      Warranty Available: <b>Yes</b>			
Year Built/Converted: <b>2008/</b>			
Year Built Source: <b>Owner</b>			
Year Built Desc: <b>Actual</b>			
Year Round:			
<b>Tax Information</b>			
Pin #:			
Assessed: <b>\$999,999</b>			
Tax: <b>\$2011</b> Tax Year: <b>2008</b>			
Book: <b>9999</b> Page: <b>9999</b>			
Cert:			
Zoning Code: <b>Res</b>			
Map:      Block:      Lot:			

**Office/Agent Information**

Listing Office: **Hammond Residential** (617) 337-9000 Ext. 9010      **Compensation**  
 Listing Agent: **Nancy Roth** (617) 337-9010      Sub-Agent: **Not Offered**  
 Team Member:      Buyer Agent: **2.5**  
 Sale Office: **Hammond Residential** (617) 337-9000 Ext. 9010      Facilitator: **2.5**  
 Sale Agent: **Nancy Roth** (617) 337-9010      Lender Owned: **Undisclosed**  
 Listing Agreement Type: **Exclusive Right to Sell**      Short Sale With Lender Approval Required: **Unknown**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Agent**  
 Showing: Facilitator: **Call List Agent**  
 Special Showing Instructions: **Please call Katie Simone 617-337-9009 to arrange private showing.**

**Firm Remarks**

**Call Katie Simone 617-337-9009 to arrange showings**

**Market Information**

Listing Date: **3/28/2008**      Listing Market Time: MLS# has been on for **377** day(s)  
 Days on Market: Property has been on the market for a total of **377** day(s)      Office Market Time: Office has listed this property for **377** day(s)  
 Expiration Date:  
 Original Price: **\$789,000**  
 Off Market Date: **4/9/2009**  
 Sale Date: **5/1/2009**  
 Seller Concessions at Closing:      Financing: **Conv. Fixed**

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