

Chris Remmes, MBA  
 Keller Williams Realty  
 617-861-3645

**50 Saint Stephen St - Unit 8**  
**Boston, MA 02115-4510**  
**Condo**

MLS #: <b>70890953</b>	Status: <b>Sold</b>
List Price: <b>\$579,000</b>	Sale Price: <b>\$565,000</b>
List Date: <b>3/20/2009</b>	Sale Date: <b>5/6/2009</b>
Area: <b>The Fenway</b>	Off Market Date: <b>3/21/2009</b>
Days on Market (Total): <b>1</b>	Days on Market (Office): <b>1</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Brownstone</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Full Bath: <b>2</b>	Apprx Acres: <b>0</b>
Half Bath: <b>0</b>	Apprx Lot Size: <b>0 sq.ft.</b>
Master Bath: <b>Yes</b>	Apprx Living Area: <b>956 sq.ft.</b>
Fireplaces: <b>1</b>	<b>(\$591/sq.ft.)</b>
Year Built: <b>1986</b>	Garage: <b>0 --</b>
No. Units: <b>9</b>	Parking: <b>0 Deeded</b>
Association: <b>Yes</b>	Unit Level <b>4</b> Placement: <b>Upper</b>
Fee Includes: <b>Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	Fee: <b>\$382</b>



**Room Descriptions**

Room	Level	Size	Features

**Remarks**

**Looking for a little bit of everything? This is the only 2 bed on the market in the Fenway w/ 2 full baths, deck, a/c, washer/dryer, fireplace, master bed/bath & a deeded parking space! This home has an open floor plan, HW floors, bay windows, & separate dining area. Prof. managed building has xtra storage, elevator, & bike room. A+ location-step to Symphony Hall, Northeastern U, Boylston/Newbury St, MFA, Copley, Pru, Fenway Park, & the T.**

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Cooling: **Central Air**  
 Disclosures: **Taxes include residential exemption.**  
 Exterior: **Brick**  
 Exterior Features: **Deck**  
 Heating: **Heat Pump**  
 Hot Water: **Electric**  
 Lead Paint: **Unknown**  
 Pets Allowed: **Yes**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No --**

**Tax Information**

Pin #: **W:04 P:01488 S:004**  
 Assessment: **\$463,000**  
 Taxes: **\$4928** Tax Year: **2009**  
 Book: **999999** Page: **9999**  
 Cert: **00093628**  
 Zoning Code: **res**  
 Map: Block: Lot:

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78 Gainsborough St - Unit PH405E  
 Boston, MA 02115-6502  
 Condo

MLS #: <b>70885607</b>	Status: <b>Sold</b>
List Price: <b>\$579,000</b>	Sale Price: <b>\$560,000</b>
List Date: <b>3/9/2009</b>	Sale Date: <b>6/29/2009</b>
Area: <b>The Fenway</b>	Off Market Date: <b>3/14/2009</b>
Days on Market (Total): <b>5</b>	Days on Market (Office): <b>5</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Brownstone</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Full Bath: <b>1</b>	Apprx Acres: <b>0</b>
Half Bath: <b>1</b>	Apprx Lot Size: <b>0 sq.ft.</b>
Master Bath:	Apprx Living Area: <b>1045 sq.ft.</b>
Fireplaces: <b>0</b>	( <b>\$535.89/sq.ft.</b> )
Year Built: <b>1899</b>	Garage: <b>0 --</b>
No. Units: <b>56</b>	Parking: <b>0 --</b>
Association: <b>Yes</b>	Unit Level <b>4</b> Placement:
Fee Includes: <b>Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	<b>Top/Penthouse</b>
	Fee: <b>\$362</b>



**Room Descriptions**

Room	Level	Size	Features

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**  
 Basement: **No**  
 Cooling: **Central Air**  
 Disclosures: **Seller would prefer to stay until July 1st. Taxes are net after the residential exemption.**  
 Exclusions: **Apartment furniture is negotiable.**  
 Exterior: **Brick**  
 Exterior Features: **Deck**  
 Heating: **Central Heat, Heat Pump**  
 Interior Features: **Security System, Cable Available, Intercom**  
 Lead Paint: **Unknown**  
 Pets Allowed: **Yes**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No --**

**Remarks**

**Penthouse living at its best-This 2 bed/ 1.5 bath features a master bed w/ private deck & walk-in closet, massive skylight, crown moldings, open floor plan, new kitchen w/ breakfast bar/pendant lighting, Travertine tile bath, separate dining area, HW floors, a/c, washer/dryer in suite, & bowed windows w/ southern exposure! Ideal floor plan for roommates. Elevator building w/ strong reserves. A+ location- steps to Northeastern U, Symphony Hall, Pru, Copley, Berklee, MFA, Fenway, & the T.**

**Tax Information**

Pin #: **W:04 P:01647 S:110**  
 Assessment: **\$462,700**  
 Taxes: **\$3543** Tax Year: **2009**  
 Book: **37354** Page: **179**  
 Cert: **00079684**  
 Zoning Code: **res**  
 Map: Block: Lot:

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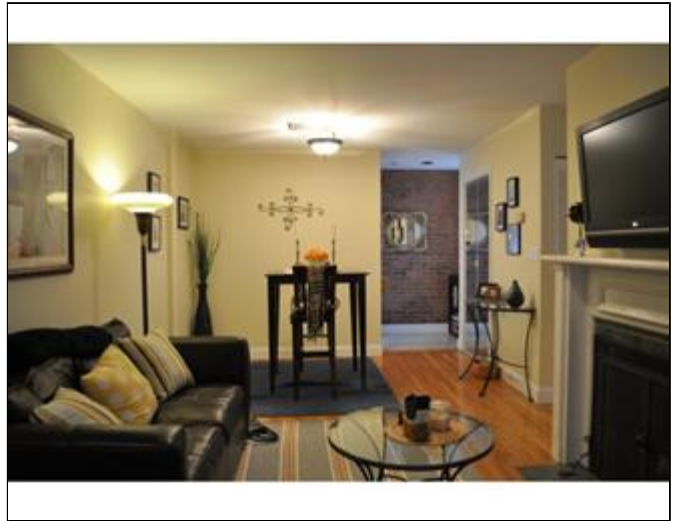
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**78 Gainsborough St - Unit 206E**  
**Boston, MA 02115-6502**  
**Condo**

MLS #: <b>70897789</b>	Status: <b>Sold</b>
List Price: <b>\$369,000</b>	Sale Price: <b>\$366,000</b>
List Date: <b>4/3/2009</b>	Sale Date: <b>6/29/2009</b>
Area: <b>The Fenway</b>	Off Market Date: <b>4/10/2009</b>
Days on Market (Total): <b>7</b>	Days on Market (Office): <b>7</b>

**Property Features**

Rooms: <b>3</b>	Style: <b>Rowhouse</b>
Bedrooms: <b>1</b>	Type: <b>Condo</b>
Full Bath: <b>1</b>	Apprx Acres: <b>0.01</b>
Half Bath: <b>0</b>	Apprx Lot Size: <b>605 sq.ft.</b>
Master Bath:	Apprx Living Area: <b>605 sq.ft.</b>
Fireplaces: <b>1</b>	( <b>\$604.96/sq.ft.</b> )
Year Built: <b>1899</b>	Garage: <b>0 --</b>
No. Units: <b>999</b>	Parking: <b>0 --</b>
Association: <b>Yes</b>	Unit Level <b>2</b> Placement: <b>Upper, Back</b>
Fee Includes: <b>Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	Fee: <b>\$243</b>



**Room Descriptions**

Room	Level	Size	Features

**Features & Other Information**

Basement: **Yes**  
 Cooling: **Central Air**  
 Exterior: **Brick**  
 Heating: **Central Heat**  
 Lead Paint: **Unknown**  
 Pets Allowed: **Yes**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **No --**

**Remarks**

**Fabulous sun-filled one bedroom on desirable Gainsborough Street. This beautiful condominium features gleaming hardwood floors, fireplace, newly painted, custom moulding, and electric updates. Renovated granite kitchen with s/s appliances and updated tile bathroom, amazing private deck, and exposed brick. Steps to Prudential, Copley, Museums, area colleges and more! 24 hour security and daily trash pick-up!**

**Tax Information**

Pin #: **W:04 P:01647 S:088**  
 Assessment: **\$294,400**  
 Taxes: **\$3129** Tax Year: **2009**  
 Book: **37712** Page: **85**  
 Cert: **00101325**  
 Zoning Code: **RES**  
 Map: Block: Lot:

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**79 Gainsborough St - Unit 205**  
**Boston, MA 02115-6501**  
**Condo**

MLS #: **70876881** Status: **Sold**  
 List Price: **\$490,000** Sale Price: **\$480,000**  
 List Date: **1/22/2009** Sale Date: **4/2/2009**  
 Area: **The Fenway** Off Market Date: **2/17/2009**  
 Days on Market (Total): **26** Days on Market (Office): **26**

**Property Features**

Rooms: **4** Style: **Brownstone**  
 Bedrooms: **2** Type: **Condo**  
 Full Bath: **1** Apprx Acres: **0**  
 Half Bath: **0** Apprx Lot Size: **0 sq.ft.**  
 Master Bath: **No** Apprx Living Area: **967 sq.ft.**  
 Fireplaces: **0** Garage: **0 --**  
 Year Built: **1910** Parking: **0 --**  
 No. Units: **36** Unit Level **2** Placement: **--**  
 Association: **Yes** Fee: **\$329**  
 Fee Includes: **Water, Sewer, Master Insurance, Elevator, Exterior Maintenance**



**Room Descriptions**

Room	Level	Size	Features
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**Remarks**

**Conveniently located on one of The Fenway/Symphony's most sought after streets, this spacious two bedroom with a open living/dining area is great for entertaining. Many improvements, including a remodeled granite and stainless kitchen, new bathroom, an updated heating and cooling system, and in-unit laundry. Wonderful private outdoor space is great for the Summer! Easy access to the Green Line T, Whole Foods, The Fens, Back Bay and South End. Elevator building & Pet-friendly association.**

**Features & Other Information**

Basement: **No**  
 Cooling: **Central Air**  
 Disclosures: **Unit is leased till June..**  
 Exterior: **Brick**  
 Heating: **Heat Pump**  
 Lead Paint: **Unknown**  
 Pets Allowed: **Yes**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No --**

**Tax Information**

Pin #: **W:04 P:01599 S:034**  
 Assessment: **\$454,200**  
 Taxes: **\$4983** Tax Year: **2008**  
 Book: **39488** Page: **128**  
 Cert: **00047822**  
 Zoning Code: **Res**  
 Map: Block: Lot:

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84 Gainsborough Street - Unit 203W  
Boston, MA 02115-6502  
Condo

MLS #: <b>70890547</b>	Status: <b>Sold</b>
List Price: <b>\$389,000</b>	Sale Price: <b>\$380,000</b>
List Date: <b>3/15/2009</b>	Sale Date: <b>6/22/2009</b>
Area: <b>The Fenway</b>	Off Market Date: <b>5/5/2009</b>
Days on Market (Total): <b>51</b>	Days on Market (Office): <b>51</b>

### Property Features

Rooms: <b>4</b>	Style: <b>Rowhouse</b>
Bedrooms: <b>1</b>	Type: <b>Condo</b>
Full Bath: <b>1</b>	Apprx Acres: <b>0</b>
Half Bath: <b>0</b>	Apprx Lot Size: <b>0 sq.ft.</b>
Master Bath: <b>No</b>	Apprx Living Area: <b>789 sq.ft.</b>
Fireplaces: <b>0</b>	( <b>\$481.62/sq.ft.</b> )
Year Built: <b>1899</b>	Garage: <b>0 --</b>
No. Units: <b>56</b>	Parking: <b>0 On Street Permit</b>
Association: <b>Yes</b>	Unit Level <b>2</b> Placement: <b>Front</b>
	Fee: <b>\$301</b>

Fee Includes: **Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**



### Room Descriptions

Room	Level	Size	Features
Living Room:	2	18x18	Hard Wood Floor, Bay/Bow Windows
Kitchen:	2	8x6	Ceramic Tile Floor
Master Bedroom:	2	14x11	Walk-in Closet, Wall to Wall Carpet
Bath 1:	2	5x7	Full Bath

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**

Basement: **No**

Construction: **Brick**

Cooling: **Central Air**

Disclosures: **Owner occupancy is 61%, average electric bill \$173.00**

Exterior: **Brick**

Heating: **Hot Water Baseboard**

Hot Water: **Electric**

Interior Features: **Security System, Cable Available, Intercom**

Lead Paint: **Unknown**

Living Area Disclosures: **From public record**

Pets Allowed: **Yes**

Sewer and Water: **City/Town Water**

Waterfront: **No --**

### Remarks

**Charming and spacious one bed on Gainsborough Street. This front facing unit features hardwood floors, new HVAC, recessed lighting, exposed brick and a built in stereo system. The living room has space for a home office or work area. The large bed room has a walk-in closet and washer and dryer. This elevator building is pet friendly is professionally managed. Close to Longwood Medical, Back Bay, South End, Shops at the PRU, the green and orange line.**

### Tax Information

Pin #: **W:04 P:01647 S:026**

Assessment: **\$349,000**

Taxes: **\$2331** Tax Year: **2008**

Book: **35521** Page: **12**

Cert:

Zoning Code: **res**

Map: Block: Lot:

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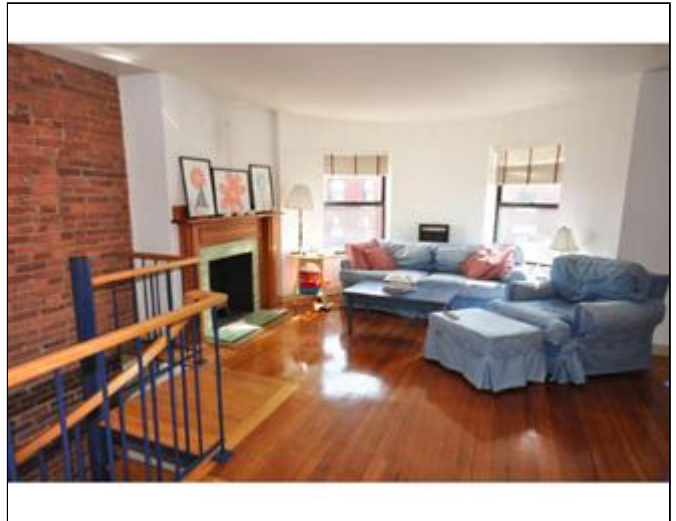
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111 Gainsborough St - Unit PH403  
Boston, MA 02115-4249  
Condo

MLS #: **70884359** Status: **Sold**  
List Price: **\$549,000** Sale Price: **\$523,000**  
List Date: **3/5/2009** Sale Date: **6/9/2009**  
Area: **The Fenway** Off Market Date: **4/29/2009**  
Days on Market (Total): **55** Days on Market (Office): **55**

#### Property Features

Rooms: **4** Style: **Brownstone**  
Bedrooms: **2** Type: **Condo**  
Full Bath: **1** Apprx Acres: **0**  
Half Bath: **0** Apprx Lot Size: **0 sq.ft.**  
Master Bath: Apprx Living Area: **1032 sq.ft.**  
(**\$506.78/sq.ft.**)  
Fireplaces: **2** Garage: **0 --**  
Year Built: **1899** Parking: **0 --**  
No. Units: **36** Unit Level **4** Placement: **Upper,**  
**Top/Penthouse, Front**  
Association: **Yes** Fee: **\$366**  
Fee Includes: **Water, Sewer, Master Insurance, Security, Elevator,**  
**Exterior Maintenance, Landscaping, Snow Removal, Refuse**  
**Removal**



#### Room Descriptions

Room	Level	Size	Features
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#### Remarks

**True rare find! 1 of only 3 penthouse duplexes on this wonderful street just steps to Northeastern U, B Bay, S End, Fenway Park, MFA, Copley, Pru, & Symphony Hall. This home features 2 good size bedrooms w/ southern exposure, central a/c, washer/dryer in unit, HW floors, 2 fireplaces, bowed windows, separate dining area, & BONUS ROOF DECK ACCESS! Building features an elevator, 24 hr security guard, prof. mgt, daily trash pick-up, strong reserves, & a high owner occupant ratio. \*Pet friendly\***

#### Features & Other Information

Basement: **No**  
Cooling: **Central Air**  
Disclosures: **Ask about Roof Deck. Leased thought 8/31/09 (negotiable). Taxes incl. residential exemption**  
Exterior: **Brick**  
Exterior Features: **Other (See Remarks)**  
Heating: **Heat Pump**  
Lead Paint: **Unknown**  
Pets Allowed: **Yes**  
Sewer and Water: **City/Town Water**  
Waterfront: **No --**

#### Tax Information

Pin #: **W:04 P:01615 S:060**  
Assessment: **\$456,000**  
Taxes: **\$3471** Tax Year: **2009**  
Book: **43397** Page: **24**  
Cert: **00037446**  
Zoning Code: **res**  
Map: Block: Lot:

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87 Gainsborough St - Unit 303  
 Boston, MA 02115  
 Condo

MLS #: <b>70899075</b>	Status: <b>Sold</b>
List Price: <b>\$325,000</b>	Sale Price: <b>\$312,500</b>
List Date: <b>4/6/2009</b>	Sale Date: <b>7/15/2009</b>
Area: <b>The Fenway</b>	Off Market Date: <b>6/5/2009</b>
Days on Market (Total): <b>60</b>	Days on Market (Office): <b>60</b>

**Property Features**

Rooms: <b>3</b>	Style: <b>Brownstone</b>
Bedrooms: <b>1</b>	Type: <b>Condo</b>
Full Bath: <b>1</b>	Apprx Acres: <b>0.01</b>
Half Bath: <b>0</b>	Apprx Lot Size: <b>sq.ft.</b>
Master Bath: <b>No</b>	Apprx Living Area: <b>512 sq.ft.</b>
Fireplaces: <b>1</b>	( <b>\$610.35/sq.ft.</b> )
Year Built: <b>1980</b>	Garage: <b>0 --</b>
No. Units: <b>36</b>	Parking: <b>0 --</b>
Association: <b>Yes</b>	Unit Level <b>3</b> Placement: <b>Upper, Front</b>
Fee Includes: <b>Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal</b>	Fee: <b>\$270</b>



**Room Descriptions**

Room	Level	Size	Features

**Features & Other Information**

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Refrigerator**  
 Basement: **No**  
 Cooling: **Central Air, Heat Pump**  
 Heating: **Central Heat, Electric**  
 Hot Water: **Electric**  
 Lead Paint: **Unknown**  
 Pets Allowed: **Yes**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No --**

**Remarks**

**Spacious one bedroom with open layout. This front facing unit gets ample sunlight through gorgeous bay windows. Additional amenities include exposed brick, hardwood floors, beautiful fireplace, modern kitchen with dishwasher & disposal and full size washer/dryer. Located in an elevator building on a beautiful tree lined street with 24-hour security and daily trash pickup. This charming unit is a must see!**

**Tax Information**

Pin #:  
 Assessment: **\$277,600**  
 Taxes: **\$2950** Tax Year: **2009**  
 Book: **999** Page: **9999**  
 Cert:  
 Zoning Code: **RES**  
 Map: Block: Lot:

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