

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

27 ST STEPHEN - Unit 2
Boston, MA 02115
Condo

MLS #: 70946755	Status: Sold
List Price: \$329,900	Sale Price: \$312,000
List Date: 7/13/2009	Sale Date: 10/2/2009
Area: The Fenway	Off Market Date: 9/15/2009
Days on Market (Total): 86	Days on Market (Office): 86



Property Features

Rooms: 3	Style: Brownstone
Bedrooms: 1	Type: Condo
Full Bath: 1	Apprx Acres:
Half Bath: 0	Apprx Lot Size: sq.ft.
Master Bath: No	Apprx Living Area: 790 sq.ft.
Fireplaces: 1	(\$394.94/sq.ft.)
Year Built: 1900	Garage: 0 --
No. Units: 36	Parking: 0 --
Association: Yes	Unit Level 1 Placement: --
Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal	Fee: \$306.36

Room Descriptions

Room	Level	Size	Features

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Cooling: **None**
 Exterior: **Brick**
 Heating: **Central Heat, Hot Water Baseboard, Gas**
 Lead Paint: **Unknown**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No --**

Remarks

Great Investment opportunity! This huge one bedroom has the square footage and configuration of a two bed - and is rented for \$2225/Mo through 8/31/2010. Located on one of the most desirable streets in the Fenway, next to Symphony Hall - accessible to Back Bay, South End, Copley, Whole Foods Market, Theaters and transportation. Features bay window in living room with Southern exposure, decorative fireplace, large storage areas and convenience of 1st floor living.

Tax Information

Pin #:
 Assessment: **\$310,000**
 Taxes: **\$3300** Tax Year: **2009**
 Book: **0000** Page: **000**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

Market History for 27 ST STEPHEN U:2, Boston, MA : The Fenway 02115

MLS #	Date		DOM	Price
70946755	7/13/2009	Listed for \$329,900		\$329,900
UAG	10/7/2009	Status Changed to: Under Agreement		
SLD	10/7/2009	Status Changed to: Sold		
	10/2/2009	Sold for \$312,000	86	\$312,000
Market History for Office Id: NB9095			86	\$312,000
Market History for this property			86	\$312,000



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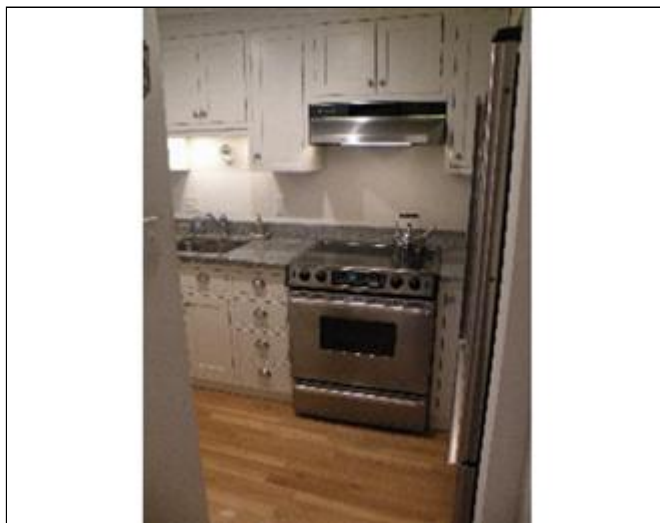
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102 Gainsborough St. - Unit 203E
Boston, MA 02115
Condo

MLS #: **70959270** Status: **Sold**
List Price: **\$339,000** Sale Price: **\$330,000**
List Date: **8/10/2009** Sale Date: **10/30/2009**
Area: **The Fenway** Off Market Date: **8/26/2009**
Days on Market (Total): **16** Days on Market (Office): **16**

Property Features

Rooms: **3** Style: **Rowhouse**
Bedrooms: **1** Type: **Condo**
Full Bath: **1** Apprx Acres:
Half Bath: **0** Apprx Lot Size: **sq.ft.**
Master Bath: Apprx Living Area: **558 sq.ft.**
(**\$591.40/sq.ft.**)
Fireplaces: **0** Garage: **0 --**
Year Built: **1900** Parking: **0 --**
No. Units: **28** Unit Level **2** Placement: **--**
Association: **Yes** Fee: **\$230**
Fee Includes: **Water, Sewer, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**



Room Descriptions

Room	Level	Size	Features

Remarks

Move-in condition! Beautiful front facing one bedroom condominium. New beautiful kitchen with high end appliances. Beautiful hardwood floors in kitchen/living room and bedroom. Large dining room off the kitchen. Built-in bookcase & large bow window in living room. Washer/dryer in unit. Modern bathroom. Central heat & A/C. Elevator building. Street features 24 hour security guard & 7 day trash pick up.

Features & Other Information

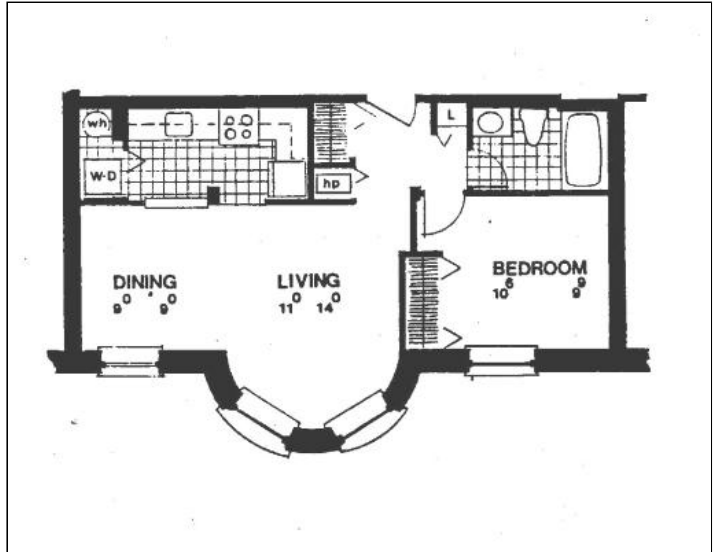
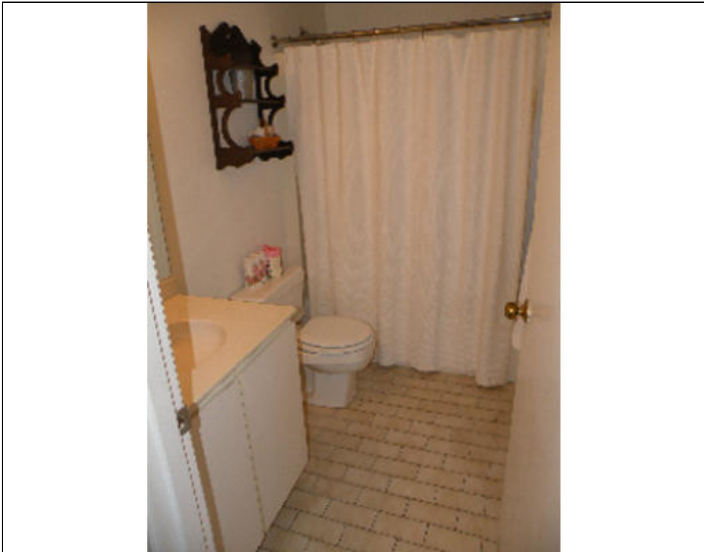
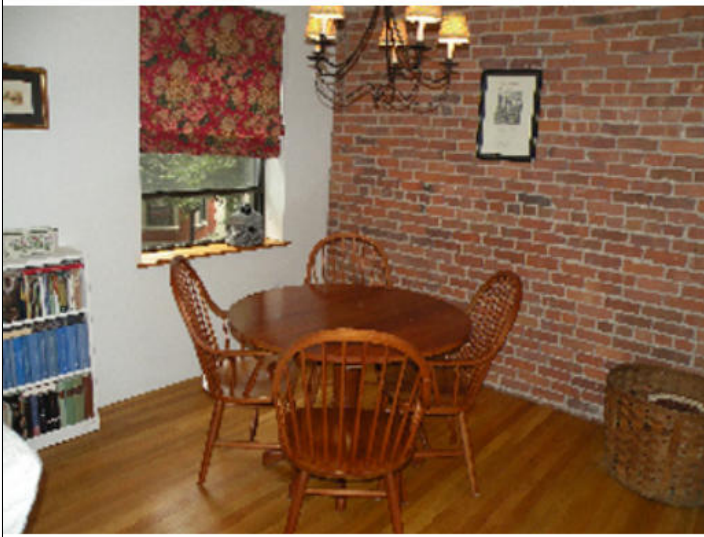
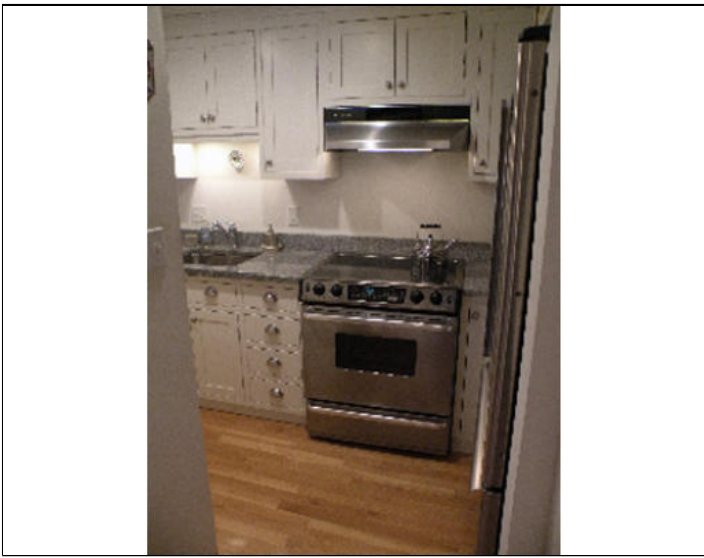
Appliances: **Range, Refrigerator, Freezer, Washer, Dryer**
Basement: **No**
Construction: **Brick**
Cooling: **Central Air**
Exterior: **Brick**
Heating: **Central Heat**
Interior Features: **Cable Available, Intercom**
Lead Paint: **Unknown**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No --**

Tax Information

Pin #:
Assessment: **\$0**
Taxes: **\$1398** Tax Year: **2010**
Book: **999** Page: **999**
Cert:
Zoning Code: **R**
Map: Block: Lot:

Market History for 102 Gainsborough St. U:203E, Boston, MA : The Fenway 02115

MLS #	Date	DOM	Price
70959270	8/10/2009	Listed for \$339,000	\$339,000
UAG	8/26/2009	Status Changed to: Under Agreement	
SLD	11/2/2009	Status Changed to: Sold	
	10/30/2009	Sold for \$330,000	16 \$330,000
Market History for Office Id: BB9884		16	\$330,000
Market History for this property		16	\$330,000



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84 Gainsborough St - Unit 102W
Boston, MA 02115-6502
Condo

MLS #: **70880319** Status: **Sold**
List Price: **\$399,000** Sale Price: **\$362,000**
List Date: **2/25/2009** Sale Date: **12/1/2009**
Area: **The Fenway** Off Market Date: **11/13/2009**
Days on Market (Total): **264** Days on Market (Office): **264**

Property Features

Rooms: **4** Style: **Mid-Rise**
Bedrooms: **1** Type: **Condo**
Full Bath: **1** Apprx Acres: **0**
Half Bath: **1** Apprx Lot Size: **0 sq.ft.**
Master Bath: **Yes** Apprx Living Area: **1035 sq.ft.**
(**\$349.76/sq.ft.**)
Fireplaces: **1** Garage: **0 --**
Year Built: **1899** Parking: **0 --**
No. Units: **56** Unit Level **1** Placement: **--**
Association: **Yes** Fee: **\$305**
Fee Includes: **Water, Sewer, Master Insurance, Landscaping**



Room Descriptions

Room	Level	Size	Features
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Remarks

Large Spacious one bedroom duplex plus a study. Over 1000 sq. ft. Nice tiled kitchen with a space for a table. Bowed living room with exposed brick, high ceilings, hardwood floors and working wood burning fireplace. Lovely powder room on living level. Spiral leads to an open space that can be used as a study. Bedroom suite with great closets and master bathroom. Amenities also include c/a, stackable w/d, alarm and new wall to wall carpet on bedroom level. Great storage. Professionally managed

Features & Other Information

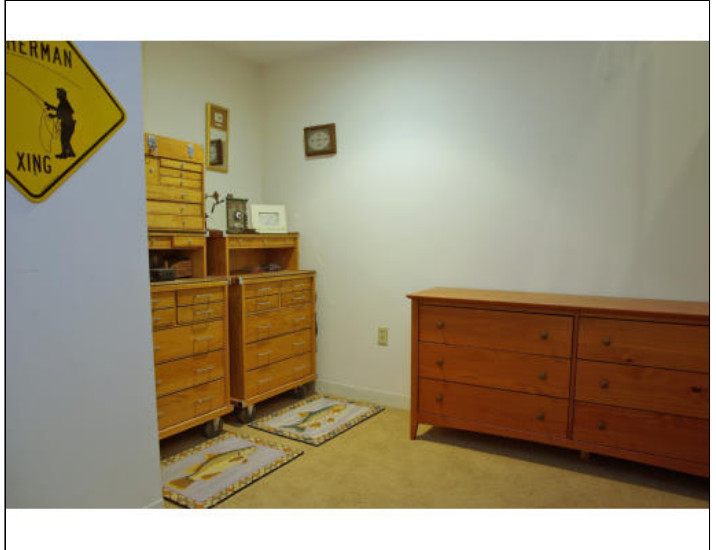
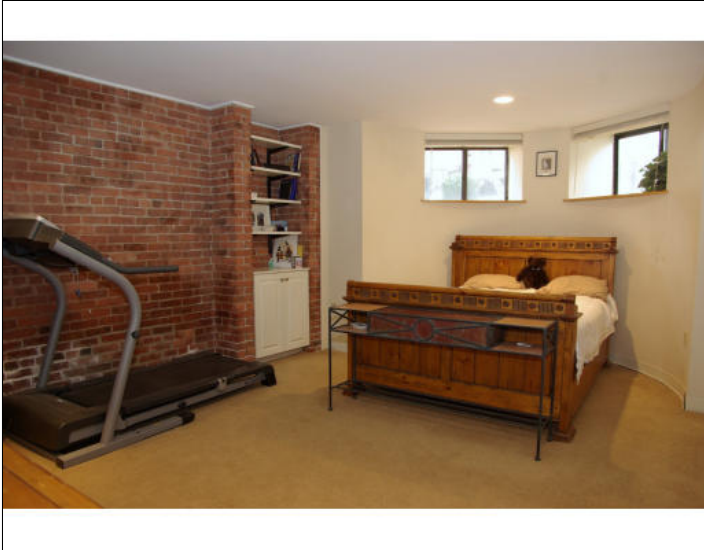
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **No**
Construction: **Brick**
Cooling: **Central Air, Heat Pump**
Disclosures:
Exclusions:
Exterior: **Wood, Brick**
Heating: **Heat Pump, Individual, Unit Control**
Hot Water: **Natural Gas**
Interior Features: **Security System, Cable Available**
Lead Paint: **Unknown**
Living Area Disclosures: **Large 1 bedroom plus study**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water**
Waterfront: **No --**

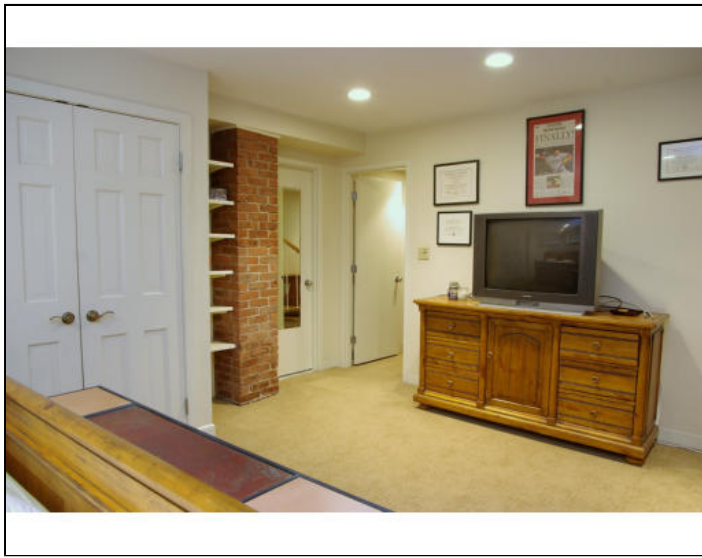
Tax Information

Pin #: **W:04 P:01647 S:010**
Assessment: **\$379,700**
Taxes: **\$4165** Tax Year: **2008**
Book: **26809** Page: **11**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Market History for 84 Gainsborough St U:102W, Boston, MA : The Fenway 02115

MLS #	Date		DOM	Price
70880319	2/25/2009	Listed for \$434,000		\$434,000
	2/26/2009	Price Changed to: \$434,000		\$434,000
	3/30/2009	Price Changed to: \$417,000		\$417,000
	7/19/2009	Price Changed to: \$399,000		\$399,000
EXP	9/1/2009	Status Changed to: Expired		
RAC	9/3/2009	Status Changed to: Reactivated		
UAG	11/18/2009	Status Changed to: Under Agreement		
SLD	12/1/2009	Status Changed to: Sold		
	12/1/2009	Sold for \$362,000	264	\$362,000
Market History for Office Id: BB9325			264	\$362,000
Market History for this property			264	\$362,000





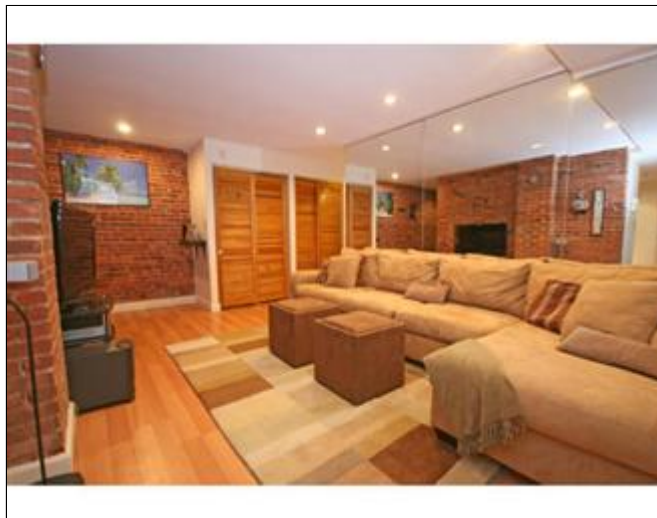
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87 Gainsborough St - Unit 007
Boston, MA 02115-6501
Condo

MLS #: 70983933	Status: Sold
List Price: \$449,000	Sale Price: \$437,500
List Date: 10/2/2009	Sale Date: 12/16/2009
Area: The Fenway	Off Market Date: 11/3/2009
Days on Market (Total): 32	Days on Market (Office): 32

Property Features

Rooms: 4	Style: Rowhouse
Bedrooms: 2	Type: Condo
Full Bath: 1	Apprx Acres: 0.02
Half Bath: 0	Apprx Lot Size: 825 sq.ft.
Master Bath: No	Apprx Living Area: 825 sq.ft.
Fireplaces: 0	(\$530.30/sq.ft.)
Year Built: 1910	Garage: 0 --
No. Units: 36	Parking: 0 --
Association: Yes	Unit Level 0 Placement: Below Grade
Fee Includes: Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Snow Removal, Refuse Removal	Fee: \$306



Room Descriptions

Room	Level	Size	Features
Living Room:	B	11x17	Hard Wood Floor, Balcony/Deck
Dining Room:	B	6x9	Hard Wood Floor
Kitchen:	B	10x15	Hard Wood Floor, Ceramic Tile Floor, Dining Area, Granite/Solid Counters
Master Bedroom:	B	11x11	Hard Wood Floor
Bedroom 2:	B	8x11	Hard Wood Floor
Bath 1:	B	8x4	Full Bath
Laundry:	B		--
Other:	B	39x7	Balcony/Deck

Features & Other Information

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

Basement: **No**

Cooling: **Central Air**

Disclosures:

Exclusions:

Exterior: **Brick**

Exterior Features: **Patio**

Heating: **Heat Pump**

Hot Water: **Electric**

Lead Paint: **Unknown**

Living Area Disclosures:

Pets Allowed: **Yes**

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

Waterfront: **No --**

Remarks

Immaculate two bedroom condo on tree lined Gainsborough Street. This unit features beautifully renovated kitchen, exposed brick, Pergo floors throughout, brick patio, central A/C and many recent updates. Building features include 24 hour security, daily trash pick up, elevator, high owner occupancy and professional management. Pet friendly. Close to Newbury Street shopping, South End restaurants, cultural attractions, T and Whole Foods. Move right in and enjoy the best of city living.

Tax Information

Pin #: **W:04 P:01603 S:006**

Assessment: **\$273,100**

Taxes: **\$2903** Tax Year: **2009**

Book: **40693** Page: **245**

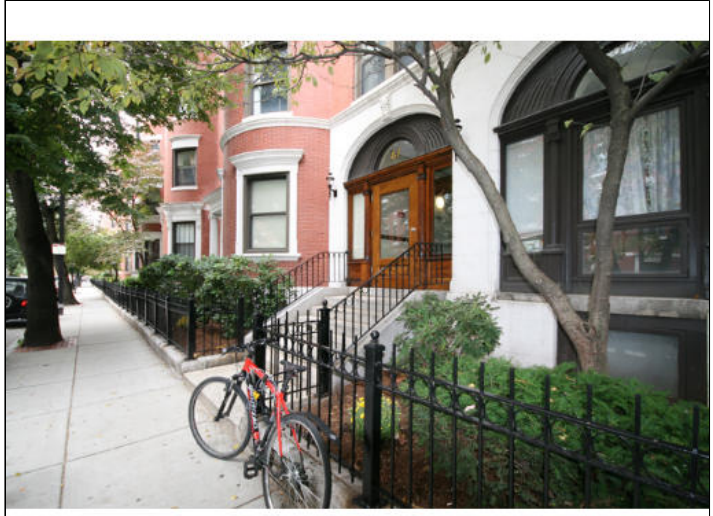
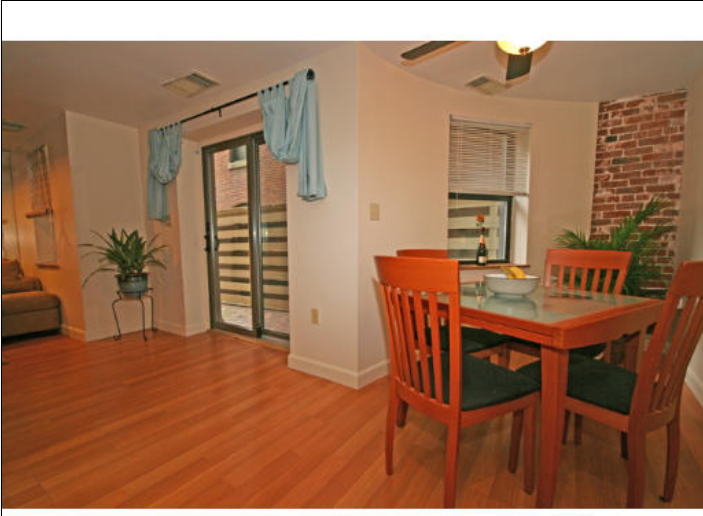
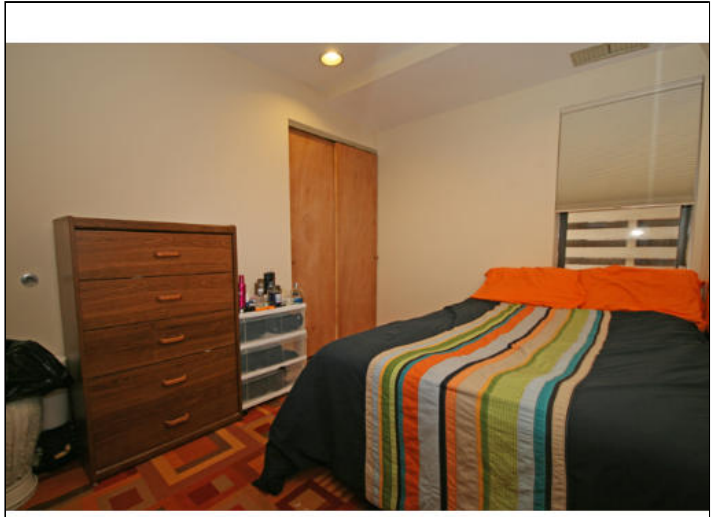
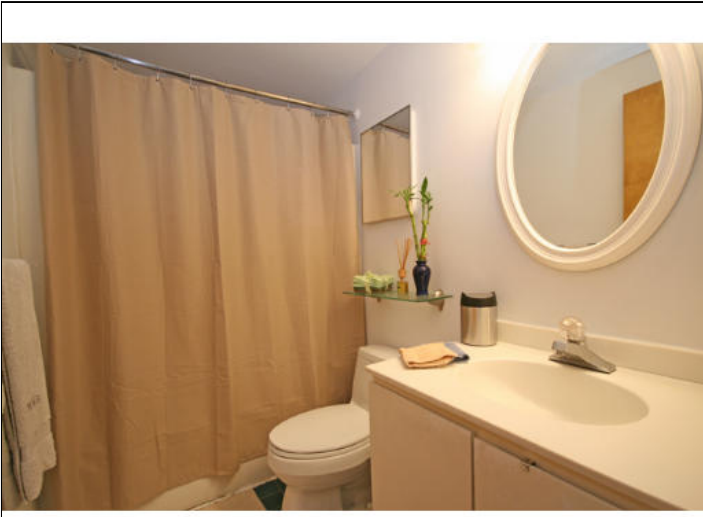
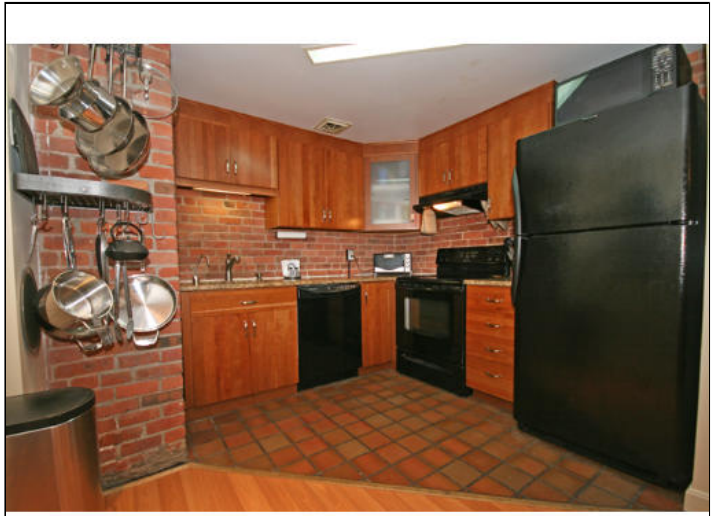
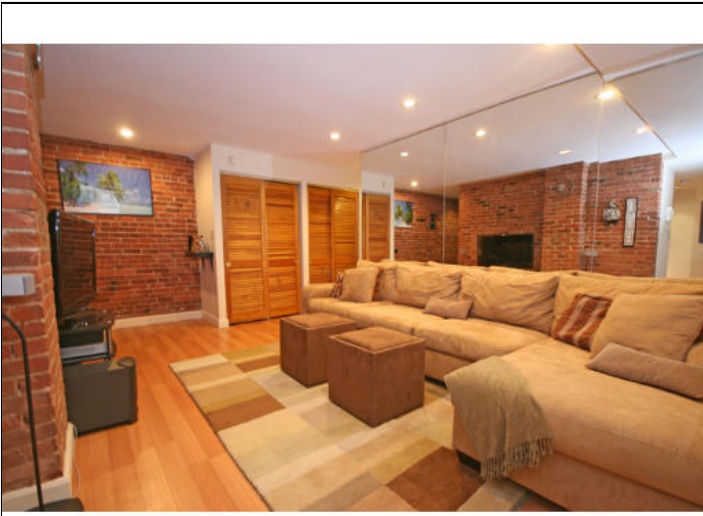
Cert: **00128300**

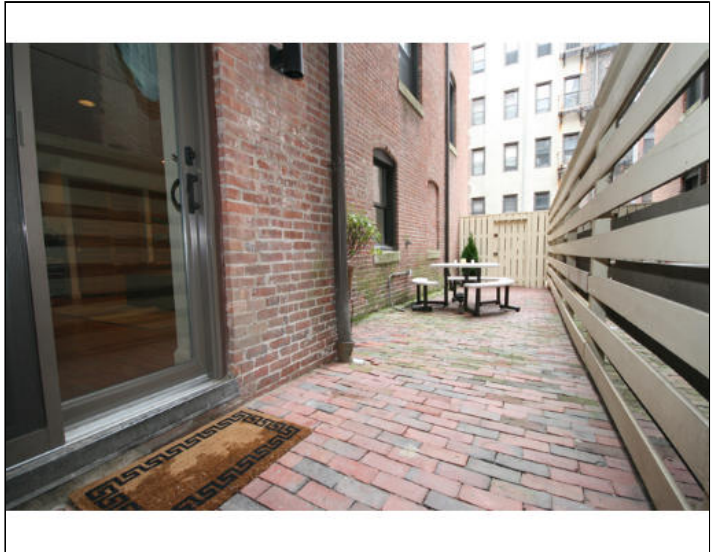
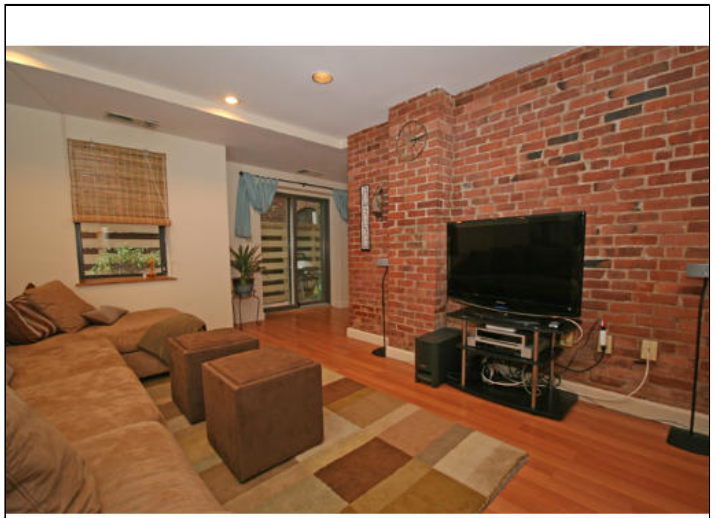
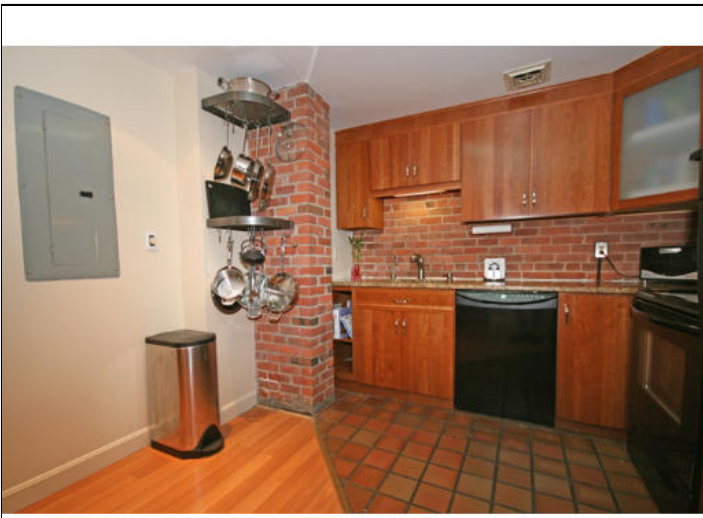
Zoning Code: **res**

Map: Block: Lot:

Market History for 87 Gainsborough St U:007, Boston, MA : The Fenway 02115

MLS #	Date		DOM	Price
70983933	10/2/2009	Listed for \$449,000		\$449,000
	11/2/2009	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	11/3/2009	Status Changed to: Under Agreement		
SLD	12/17/2009	Status Changed to: Sold		
	12/16/2009	Sold for \$437,500	32	\$437,500
Market History for Office Id: BB5522			32	\$437,500
Market History for this property			32	\$437,500





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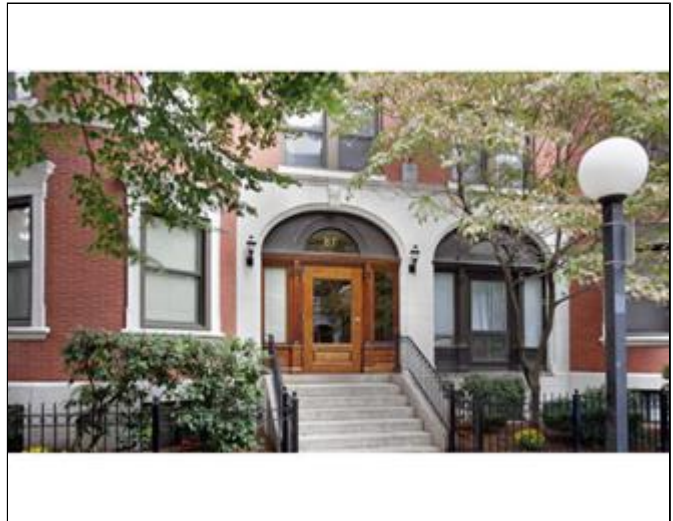
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87 Gainsborough Street - Unit 308
Boston, MA 02115
Condo

MLS #: 70987002	Status: Sold
List Price: \$469,000	Sale Price: \$453,000
List Date: 10/8/2009	Sale Date: 12/2/2009
Area: The Fenway	Off Market Date: 10/20/2009
Days on Market (Total): 12	Days on Market (Office): 12

Property Features

Rooms: 4	Style: Low-Rise
Bedrooms: 2	Type: Condo
Full Bath: 1	Apprx Acres:
Half Bath: 0	Apprx Lot Size: sq.ft.
Master Bath:	Apprx Living Area: 897 sq.ft.
Fireplaces: 0	(\$505.02/sq.ft.)
Year Built: 1900	Garage: 0 --
No. Units: 33	Parking: 0 --
Association: Yes	Unit Level 3 Placement: --
Fee Includes: Water, Sewer, Master Insurance, Security, Elevator, Landscaping, Snow Removal	Fee: \$367



Room Descriptions

Room	Level	Size	Features

Features & Other Information

Basement: **No**
 Construction: **Brick**
 Cooling: **Heat Pump**
 Disclosures:
 Exclusions:
 Exterior Features: **Enclosed Porch, Deck**
 Heating: **Heat Pump**
 Lead Paint: **Unknown**
 Living Area Disclosures:
 Pets Allowed: **Yes**
 Sewer and Water: **City/Town Water**
 Waterfront: **No --**

Remarks

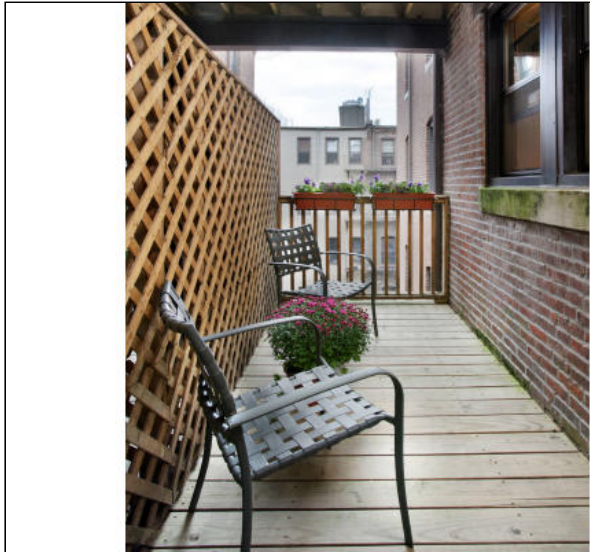
Tree-lined Gainsborough Street in the Fenway. Two bedroom home has living room with separate dining area, high ceilings, hardwood flooring, and two windows looking out to the deck. Good sized galley kitchen with ample cabinetry (just refaced maple) and pass-thru to living room. Master bedroom is carpeted and has a double clothes closet. Tile bath with tub/shower. Adjacent closet with washer/dryer. Separate door leads out to the deck. C/A. Street has 24-hr security and 7 day trash pickup

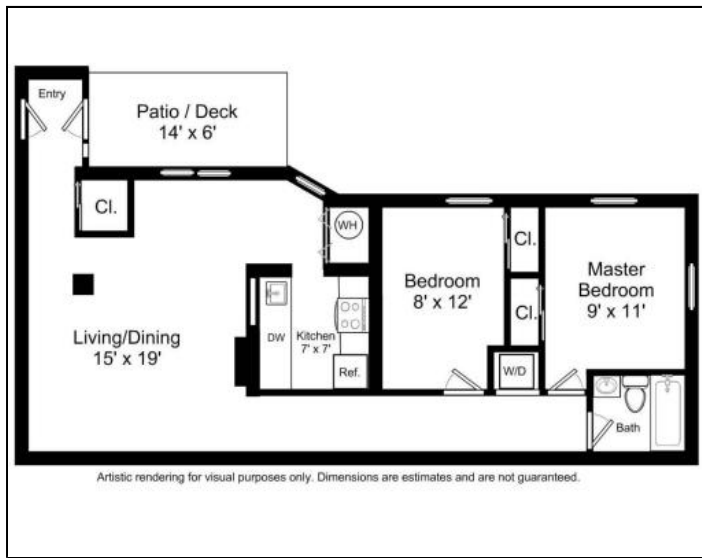
Tax Information

Pin #:
 Assessment: **\$9,999,999**
 Taxes: **\$3015.89** Tax Year: **2010**
 Book: **9999** Page: **9999**
 Cert:
 Zoning Code: **resd**
 Map: Block: Lot:

Market History for 87 Gainsborough Street U:308, Boston, MA : The Fenway 02115

MLS #	Date		DOM	Price
70987002	10/8/2009	Listed for \$469,000		\$469,000
UAG	10/20/2009	Status Changed to: Under Agreement		
SLD	12/3/2009	Status Changed to: Sold		
	12/2/2009	Sold for \$453,000	12	\$453,000
Market History for Office Id: BB2054			12	\$453,000
Market History for this property			12	\$453,000





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103 Gainsborough St. - Unit 305
Boston, MA 02115
Condo

MLS #: 70966077	Status: Sold
List Price: \$529,000	Sale Price: \$485,000
List Date: 8/26/2009	Sale Date: 12/7/2009
Area: The Fenway	Off Market Date: 10/21/2009
Days on Market (Total): 56	Days on Market (Office): 56

Property Features

Rooms: 4	Style: Mid-Rise
Bedrooms: 2	Type: Condo
Full Bath: 1	Apprx Acres:
Half Bath: 0	Apprx Lot Size: sq.ft.
Master Bath:	Apprx Living Area: 1023 sq.ft.
Fireplaces: 0	(\$474.10/sq.ft.)
Year Built: 1900	Garage: 0 --
No. Units: 35	Parking: 0 --
Association: Yes	Unit Level 3 Placement: --
Fee Includes: Water, Sewer, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal	Fee: \$314.04



Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**
 Basement: **No**
 Cooling: **Central Air**
 Disclosures:
 Exclusions:
 Exterior: **Brick**
 Exterior Features: **Deck**
 Heating: **Central Heat**
 Interior Features: **Intercom**
 Lead Paint: **Unknown**
 Living Area Disclosures:
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No --**

Remarks

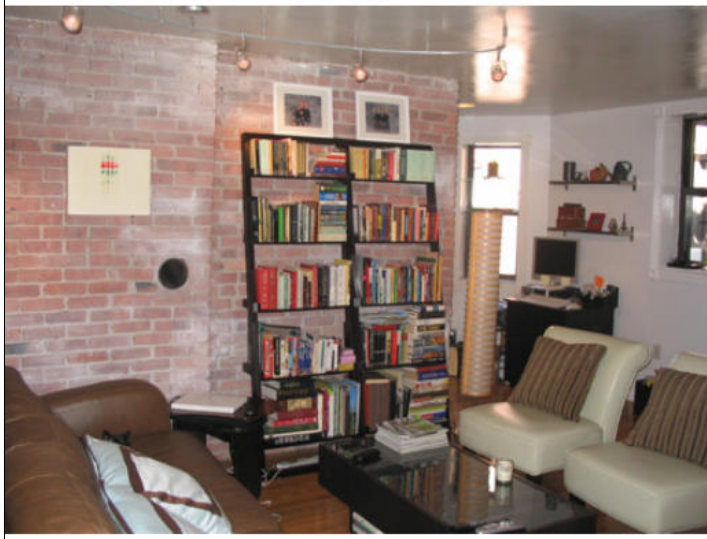
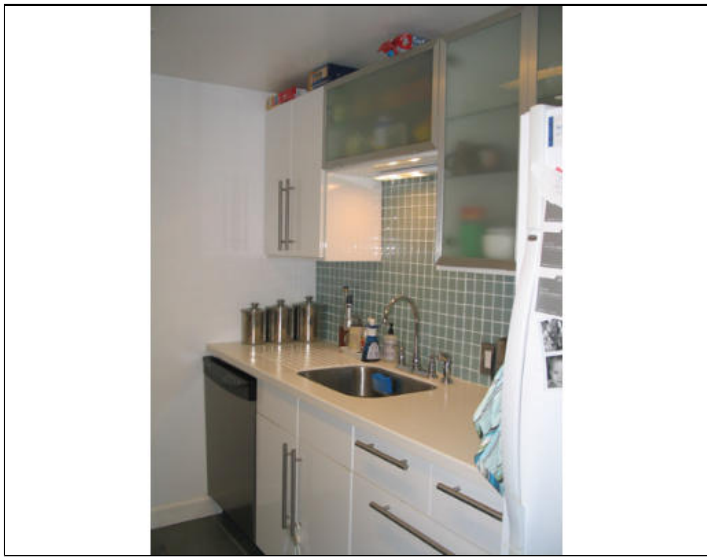
Sunny, beautiful two bedroom condo. New 2008 kitchen w. glass tiled back splash, Slate floor, Corian countertops & drawer-style cabinets, stainless steel microwave, stove & dishwasher. Kitchen has pass thru into dining area. Oversized living room w. separate alcove for office. Newly sanded hardwood floors in hallway & living room. White washed brick in living room & bedrooms. Master bedroom has 2 large closets w. closet organizers. Balcony off living room. Modern bathroom. Washer/dryer.

Tax Information

Pin #:
 Assessment: **\$0**
 Taxes: **\$3092.44** Tax Year: **2010**
 Book: **999** Page: **999**
 Cert:
 Zoning Code: **R**
 Map: Block: Lot:

Market History for 103 Gainsborough St. U:305, Boston, MA : The Fenway 02115

MLS #	Date		DOM	Price
70966077	8/26/2009	Listed for \$529,000		\$529,000
UAG	10/21/2009	Status Changed to: Under Agreement		
SLD	12/7/2009	Status Changed to: Sold		
	12/7/2009	Sold for \$485,000	56	\$485,000
Market History for Office Id: BB9884			56	\$485,000
Market History for this property			56	\$485,000





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