

106 Union Park St - Unit 2
Boston, MA 02118-2427
Condo

MLS #: **70590866** Status: **Sold**
List Price: **\$399,999** Sale Price: **\$390,000**
List Date: **6/4/2007** Sale Date: **9/28/2007**
Area: **South End** Off Market Date: **8/5/2007**
Days on Market (Total): **46** Days on Market (Office): **46**

Property Features

Rooms: **5** Style: **Rowhouse**
Bedrooms: **3** Type: **Condo**
Full Bath: **1** Apprx Acres: **0**
Half Bath: **0** Apprx Lot Size: **0 sq.ft.**
Master Bath: **No** Apprx Living Area: **893 sq.ft. (\$436.73/sq.ft.)**
Fireplaces: **1** Garage: **0 --**
Year Built: **1890** Parking: **0 --**
No. Units: **4** Unit Level **2** Placement: **Upper**
Association: **Yes** Fee: **\$165**
Fee Includes: **Water, Sewer, Master Insurance**



Room Descriptions

Room	Level	Size	Features
Living Room:	2		Fireplace, Hard Wood Floor
Bedroom 2:	2		Wall to Wall Carpet, Balcony/Deck
Bedroom 3:	2		Wall to Wall Carpet
Bedroom 4:	2		Hard Wood Floor
Laundry:	2		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer**
Basement: **Yes**
Construction: **Brick**
Cooling: **Central Air, Wall AC, 3 or More**
Disclosures: **LEASED TIL AUGUST 31 2007**
Exterior: **Brick**
Exterior Features: **Deck**
Heating: **Gas**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No --**

Remarks

HUGE PRICE DROP!! TERRIFIC OPPTY TO PURCHASE A 3 BEDROOM IN THE HIGHLY DESIRED SOUTH END! POPULAR SOWA LOCATION! BEAUTIFUL LARGE LIVING ROOM WITH GORGEOUS GLEAMING HARDWOOD FLOORS, WORKING GAS FIRE PLACE, AND GREAT OPEN FLOOR PLAN. SPACIOUS RENOVATED BATHROOM HAS A JACUZZI BATH, HUGE SEPERATE SHOWER,AND PEDESTAL SINK. THIS CONDO HAS A DECK,DUCTLESS AC, AND W/D IN UNIT. TONS OF CHARM AND WARMTH.

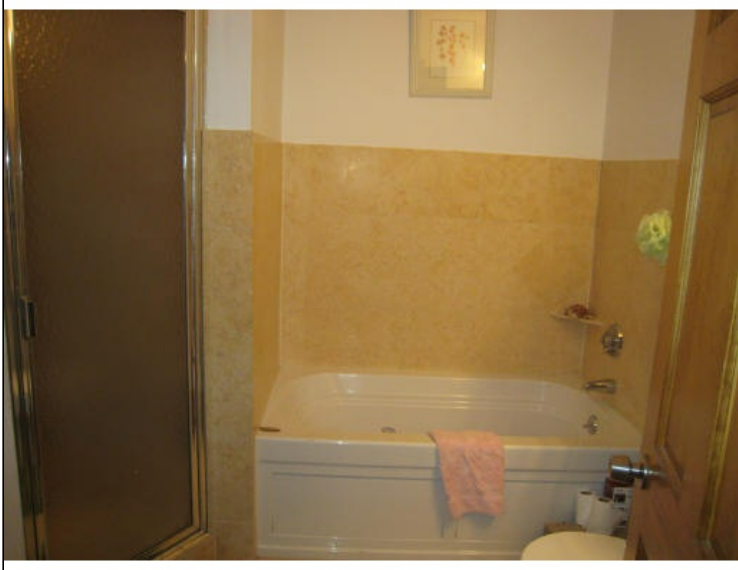
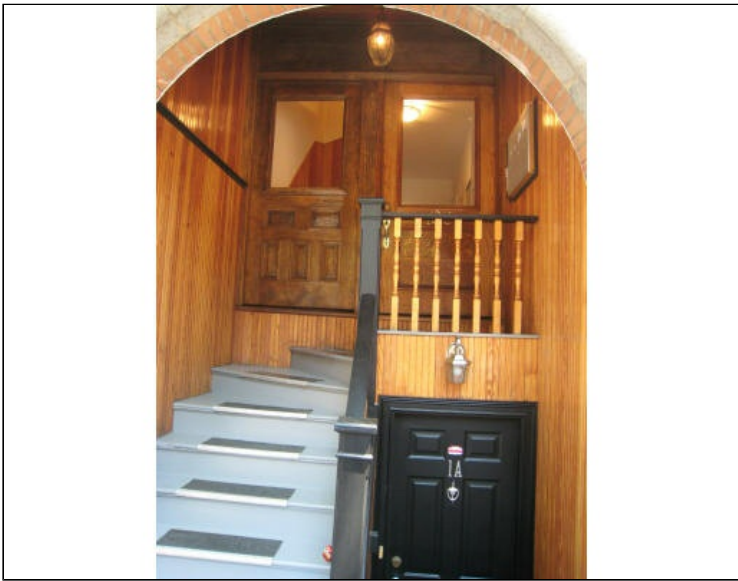
Tax Information

Pin #: **W:03 P:06526 S:006**
Assessment: **\$485,800**
Taxes: **\$5339** Tax Year: **2007**
Book: **27044** Page: **131**
Cert:
Zoning Code: **RESID**
Map: Block: Lot:

Listing Information

Directions: **Harrison to Union Park Street**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent**
Showing: Facilitator: **--**
Special Showing Instructions: **NEED 24 HOUR NOTICE. CALL SHERYL 617-780-0334**
Listing Agreement Type: **Exclusive Right to Sell, ER w/Var.Rate Comm.**
Listing Office: **Cosmopolitan Properties (617) 232-0007**
Sale Office: **MyBoston Properties (617) 247-1660**
Seller Concessions at Closing:

Original Price: **\$439,000**
Sub-Agent Comp.: **Not Offered**
Buyer Agent Comp.: **2**
Facilitator Comp.: **0**
Entry Only: **No**
Listing Agent: **Sheryl Hirsch (617) 780-0334**
Sale Agent: **Andy Tsai (617) 817-5557**
Financing: **Conv. Fixed**





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