

106 13th - Unit 329
Boston, MA 02129
Condo

MLS #: 70530745	Status: Sold
List Price: \$459,000	Sale Price: \$448,000
List Date: 2/26/2007	Sale Date: 6/1/2007
Area: Charlestown	Off Market Date: 5/25/2007
Days on Market (Total): 89	Days on Market (Office): 89

Property Features

Rooms: 5	Style: Other (See Remarks)
Bedrooms: 2	Type: Condo
Full Bath: 2	Apprx Acres:
Half Bath: 0	Apprx Lot Size: sq.ft.
Master Bath: Yes	Apprx Living Area: 1456 sq.ft. (\$307.69/sq.ft.)
Fireplaces: 0	Garage: 1 Under, Garage Door Opener, Heated, Deeded, Side Entry
Year Built: 1920	Parking: 1 Off-Street, Deeded
No. Units: 93	Unit Level 2 Placement: Top/Penthouse, Corner
Association: Yes	Fee: \$791.35
Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal	



Room Descriptions

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

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**

Basement: **No**

Construction: **Brick**

Cooling: **Central Air, Individual, Unit Control**

Disclosures: **Seller pays 2% to BRA**

Electric: **Circuit Breakers, 100 Amps**

Exterior: **Brick**

Heating: **Central Heat, Forced Air, Gas, Individual, Unit Control**

Hot Water: **Natural Gas**

Interior Features: **Cable Available, Intercom**

Lead Paint: **Unknown**

Living Area Disclosures: **Possibility for expansion**

Pets Allowed: **Yes**

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

Waterfront: **Yes Harbor, Dock/Mooring, Walk to**

Remarks

Hist. Basilica orig. blt by Navy as metal-working shop. Across harbor from dwntwn amongst parks & luxury condos, edged by pier-lined waterfront. Tirelessly renov. w/rich stone cntrs, tumbled marble and an eye for design. Only unit w/foyer & balc. Great sunlight from two walls of windows. Mstr bd w/skylight, guest bd w/huge walk-in clst/office? Quick commute via MBTA water shuttle or free MGH shuttle. Lots of nearby amenities.

Tax Information

Pin #: **0203510358**

Assessment: **\$455,500**

Taxes: **\$5005** Tax Year: **2007**

Book: **999** Page: **999**

Cert:

Zoning Code: **res**

Map: Block: Lot:

Listing Information

Directions: **13th St. or 1st Ave.**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **Call List Agent**

Special Showing Instructions: **24 hours appreciated but not required. 1st showing @ open house Sunday 12-1:30p**

Listing Agreement Type: **Exclusive Right to Sell**

Firm Remarks: **Call Will Brokhof 617-648-4466**

Listing Office: **Prudential Unlimited Realty**  (617) 522-2200

Sale Office: **Cosmopolitan Properties** (617) 232-0007 Ext. 24

Seller Concessions at Closing:

Original Price: **\$458,876**

Sub-Agent Comp.: **Not Offered**

Buyer Agent Comp.: **3**

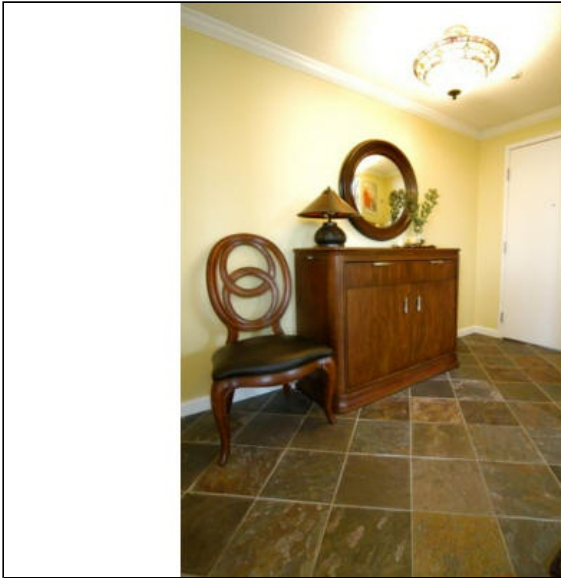
Facilitator Comp.: **3**

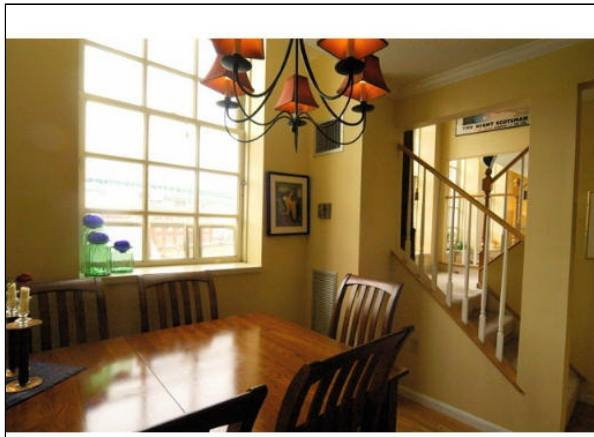
Entry Only: **No**

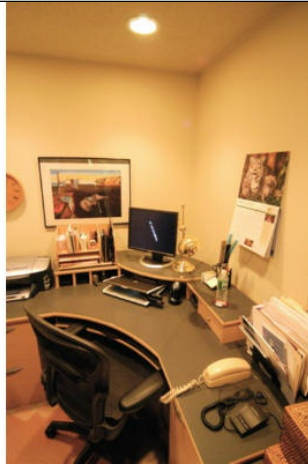
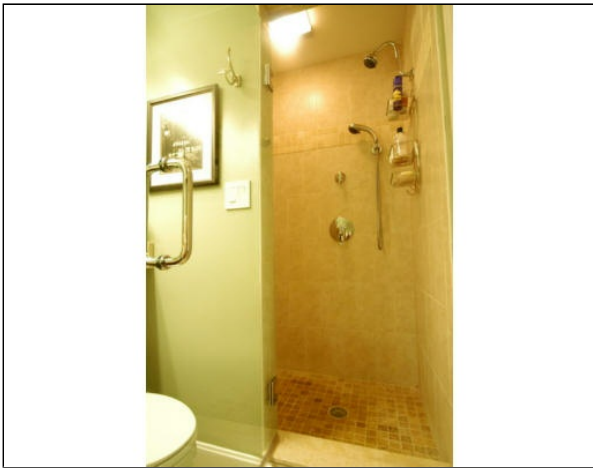
Listing Agent: **William Brokhof** (617) 648-4466

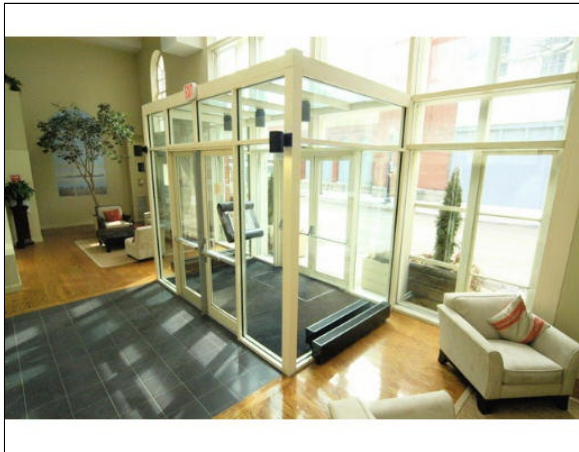
Sale Agent: **Orpheo Lyder** (617) 719-4486

Financing: **Conv. Fixed**









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