



**MLS # 70817157 - New  
Condo - Other (See Remarks)  
42 Van Winkle Street - Unit 4  
Boston, MA : Dorchester 02124  
Suffolk County**

List Price: **\$340,000**

Total Rooms: **4**  
Full/Half/Master Baths: **1/0/No**  
Unit Placement: **--**  
Grade School:  
High School:  
Directions: **Gallivan Blvd to Becket to Van Winkle**

Bedrooms: **2**  
Fireplaces: **0**  
Unit Level: **4**  
Middle School:

**Remarks**

**2 Year's young! This beautifully renovated penthouse condo has it all. Features include a custom EIK with granite counters & SS appliances, a large sun filled living room, custom bathroom w/jacuzzi tub and seperate shower stall, 2 good size BR'S ,one wich offers a built in window seat. Other ammenities include C/A, hardwood floors, in unit laundry, private deck off the kitchen,deeded storage in the bmnt,attic space for strg. + 2 deeded parking spots. Steps to the T. Don't miss out on this !!**

**Property Information**

Approx. Living Area: **1284 sq. ft. (\$264.80/sq. ft.)**  
Living Area Includes:  
Living Area Source: **Master Deed**  
Living Area Disclosures:

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

Garage Spaces: **0 --**  
Parking Spaces: **2 Deeded**  
# of Living Levels: **1**

**Complex & Association Information**

Complex Name:  
Association: **Yes** Fee: **\$150**

Units in Complex: **4 Complete:** Units Owner Occupied: **4 Source: 4**  
Fee Includes: **Water, Sewer, Master Insurance, Exterior Maintenance**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Shopping**  
Appliances: **Range, Dishwasher, Disposal, Compactor, Microwave, Refrigerator, Freezer, Washer, Dryer**  
Association Pool: **No**  
Basement: **Yes**  
Beach: **No**  
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Master Plan**  
Flooring: **Wood, Tile**  
Management: **Owner Association**  
Pets Allowed: **Yes**  
Sewer and Water: **City/Town Water**  
Utility Connections: **for Gas Range**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **Yes**  
Disclosures:  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available:  
Year Built/Converted: **1900/2006**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round: **Yes**

**Tax Information**

Pin #:  
Assessed: **\$0**  
Tax: **\$3180** Tax Year: **2008**  
Book: **40411** Page: **256**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Coldwell Banker Kiley Real Estate** (617) 269-3227 Ext. 203  
Listing Agent: **Sandra McCarron** (617) 549-1954  
Team Member:  
Sale Office:  
Sale Agent:  
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 Sandy to show 617-549-1954 (24 hour notice please)**

**Compensation**

Sub-Agent: **Not Offered**  
Buyer Agent: **2%**  
Facilitator: **0**

**Firm Remarks**

**Call Listing agent to show 618-549-1954**

**Market Information**

Listing Date: **9/8/2008**  
Days on Market: Property has been on the market for a total of **0** day(s)  
Expiration Date:  
Original Price: **\$340,000**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)  
Office Market Time: Office has listed this property for **0** day(s)