

Coldwell Banker Kiley Real Estate
 707 East Broadway
 South Boston, MA 02127
 617.269.3227
 www.kiley.com



MLS # 70735234 - New
Condo - Detached, 2/3 Family
472 East 3rd Street - Unit 1
Boston, MA : South Boston 02127
Suffolk County
 Total Rooms: **4**
 Full/Half/Master Baths: **2/0/**
 Unit Placement: --
 Grade School:
 High School:
 Directions: **East 3rd between H&I**

List Price: **\$429,000**

Bedrooms: **2**
 Fireplaces: **1**
 Unit Level: **1**
 Middle School:

Remarks

Just 2 years young!! This condo was brand new in 2006. Gorgeous renovations featuring; Master Bedroom suite w/tiled shower, spacious 2nd bedroom w/plenty of closet space, 2nd full bath w/jacuzzi tub, open kitchen & living room. Granite & s/s kitchen w/breakfast bar. Gas fireplace, raised panels & crown molding. Cherry hardwood floors, w/inlay. The sliding glass doors in the living room lead to a private deck & exclusive rear yard. In unit washer/dryer, central air, deeded storage and much more.

Property Information

Approx. Living Area: **901 sq. ft. (\$476.14/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: **0 --**
 # of Living Levels: **1**

Complex & Association Information

Complex Name:
 Association: **Yes** Fee: **\$125**
 Units in Complex: **3** Complete: **Yes** Units Owner Occupied: **3** Source: **owner**
 Fee Includes: **Water, Sewer, Master Insurance**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Hard Wood Floor
Kitchen:	1		Hard Wood Floor
Master Bedroom:	1		Hard Wood Floor
Bedroom 2:	1		Hard Wood Floor
Bath 1:	1		Full Bath
Bath 2:	1		Full Bath
Laundry:	1		Hard Wood Floor

Features

Area Amenities: **Public Transportation, Shopping**
 Association Pool:
 Basement: **Yes**
 Beach: **No Harbor**
 Beach Ownership: **Public**
 Beach - Miles to: **3/10 to 1/2 Mile**
 Docs in Hand: **Master Deed, Unit Deed**
 Exterior Features: **Deck**
 Hot Water: **Natural Gas**
 Management: **Owner Association**
 Pets Allowed: **Yes**
 Roof Material: **Rubber**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Taxes include res. exemption**
 Exclusions: **Custom Drapes/Curtains in Living Rm included!**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available:
 Year Built/Converted: **1890/2006**
 Year Built Source: **Public Record**
 Year Built Desc: **Approximate**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$342,800**
 Tax: **\$2271.95** Tax Year: **2008**
 Book: **39492** Page: **31**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

Office/Agent Information

Office: Coldwell Banker Kiley R. E. (617) 269-3227Ext. 202
Agent: Mary Beth Poblocki(617) 797-3214

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