



**MLS # 70617185 - New**  
**Condo - 2/3 Family**  
**496 East 7th Street - Unit 1**  
**Boston, MA : South Boston 02127**  
**Suffolk County**  
 Total Rooms: **5**  
 Full/Half/Master Baths: **1/1/No**  
 Unit Placement: **Below Grade, Street**  
 Grade School:  
 High School:  
 Directions: **East 7th Street between H and I**

List Price: **\$319,000**

Bedrooms: **2**  
 Fireplaces: **0**  
 Unit Level: **1**  
 Middle School:

**Remarks**

**Best Value on the East Side! This bi-level unit features 2 bedrooms, 1.5 bathrooms, and plenty of comfortable living space! Newly renovated kitchen with sleek maple cabinetry, beautiful corian countertops and sophisticated black appliances. Updated bathroom. Hardwood floors in the living room. A private washer/dryer and storage in the lower level. Newer carpeting in the bedrooms. Sufficient patio area for your grill! Don't miss out! This is a great buy!!**

**Property Information**

Approx. Living Area: **1176 sq. ft. (\$271.26/sq. ft.)** Approx. Acres:  
 Living Area Includes: Heat Zones: **Hot Water Baseboard, Gas** Garage Spaces: **0 --**  
 Living Area Source: **Master Deed** Cool Zones: **Window AC** Parking Spaces: **0 On Street Permit**  
 Living Area Disclosures: # of Living Levels: **2**

**Complex & Association Information**

Complex Name: Units in Complex: **2 Complete:** Units Owner Occupied: Source:  
 Association: **Yes** Fee: **\$30** Fee Includes: **--**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Shopping**  
 Appliances: **Range, Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer**  
 Association Pool:  
 Basement: **No**  
 Beach: **Yes Harbor, Ocean**  
 Beach Ownership: **Public**  
 Beach - Miles to: **1/10 to 3/10**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available:  
 Year Built/Converted: **1890/**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Approximate**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$359,600**  
 Tax: **\$3952** Tax Year: **2007**  
 Book: **33145** Page: **179**  
 Cert:  
 Zoning Code: **res**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Coldwell Banker Kiley Real Estate**  (617) 269-3227 Ext. 202  
 Listing Agent: **Mary Beth Poblocki**  (617) 797-3214  
 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, Accompanied Showings, Appointment Req'd**  
 Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Req'd**  
 Special Showing Instructions:

**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **0**

**Firm Remarks**

**1ST SHOWINGS WILL BE AT OPEN HOUSE ON SUNDAY JULY 22ND 2:00PM-3:30PM**

**Market Information**

Listing Date: **7/19/2007** Listing Market Time: MLS# has been on for **0** day(s)  
 Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)  
 Expiration Date:  
 Original Price: **\$319,000**  
 Off Market Date:  
 Sale Date: