



MLS # 70517617 - New Multi Family - 3 Family
578 East Broadway
Boston, MA : South Boston 02127
Suffolk County
 Total Units: **3**
 Total Rent: **\$0**
 Total Bedrooms: **6**
 Total Fireplaces: **0**
 Middle School:
 Directions: **East Broadway between H&I**

List Price: **\$775,000**

Total Floors: **4**
 Total Rooms: **14**
 Total Full/Half Baths: **4/0**
 Grade School:
 High School:

Remarks

Great investment opportunity in the heart of South Boston. Solid East Broadway 3-Family with garage parking. Formerly a legal 4-family. This property needs some updating but the possibilities are endless!! Units #1 and #2 are 1 bed/1 bath, and Unit #3 is a bi-level with 8 rooms, 4 bedrooms, 2 full baths and AMAZING panoramic city views from the rear deck!! Full walk out basement. This won't last!!

Property Information

Approx. Living Area: **3312 sq. ft.** Approx. Acres: **0.03 (1593 sq. ft.)** Garage Spaces: **1**
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **1** Off-Street
 Living Area Source: **Public Record** Heat/Cool Units: / Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses

| | | | |
|-----------------|--------------------------|----------------------------------|----------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$0 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$0 |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$0 |
| Water: \$ | Insurance: \$ | Annual Expense Source: -- | |

Unit Descriptions

| | | | | | | | |
|-----------------|--------------------|-----------------------------|----------------------|------------------|-----------------|----------------|------------------|
| Unit #1 | | | | | | | |
| Rooms: 3 | Bedrooms: 1 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 1 | Rent: 0 | Lease: No |
| Unit #2 | | | | | | | |
| Rooms: 3 | Bedrooms: 1 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 2 | Rent: 0 | Lease: No |
| Unit #3 | | | | | | | |
| Rooms: 8 | Bedrooms: 4 | Full/Half Baths: 2/0 | Fireplaces: 0 | Levels: 2 | Floor: | Rent: | Lease: No |

Features

Area Amenities: **Public Transportation, Shopping, Laundromat**
 Basement: **Yes Full, Walk Out, Concrete Floor**
 Beach: **Yes Bay, Harbor**
 Beach Ownership: **Public**
 Beach - Miles to: **Yes 3/10 to 1/2 Mile**
 Construction: **Brick, Stone/Concrete**
 Electric: **Fuses**
 Exterior: **Shingles**
 Exterior Features: **Deck**
 Flooring: **Wood**
 Foundation Size: **00000**
 Foundation Description: **Concrete Block, Fieldstone**
 Lot Description: **Other (See Remarks)**
 Roof Material: **Tar & Gravel**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

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

Tax Information

Pin #:
 Assessed: **\$610,100**
 Tax: **\$5179.95** Tax Year: **2007**
 Book: **185714** Page: **107**
 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**

Market Information

Listing Date: **1/29/2007** 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: **\$775,000**
 Off Market Date:
 Sale Date: