

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 dwntrn 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:

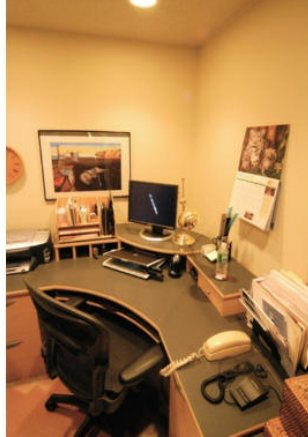
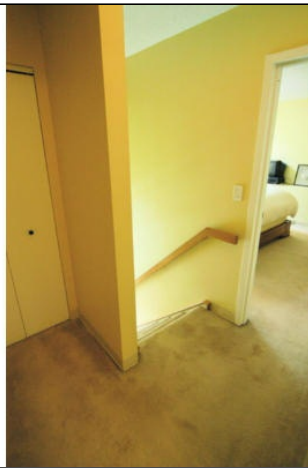
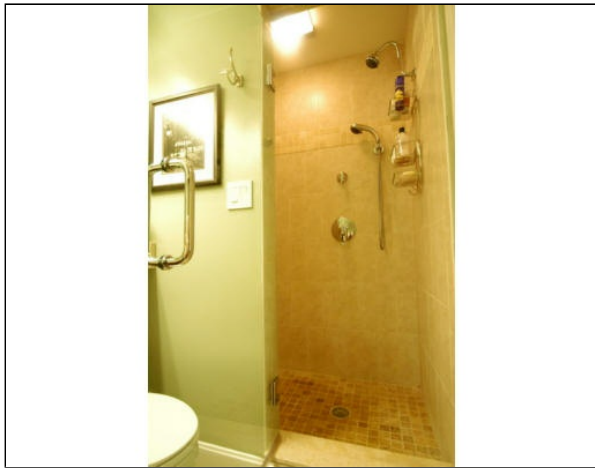
Listing Information

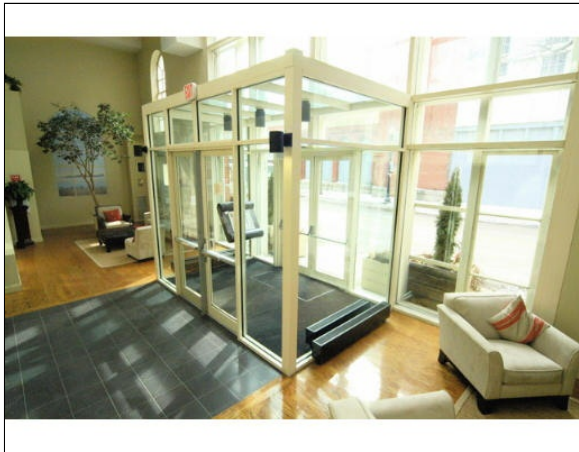
Directions: **13th St. or 1st Ave.**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent**
Showing: Facilitator: **Call List Agent**
Special Showing Instructions: **24 hours appreciated but not required. 1st showing @ open house Sunday 12-1:30p**
Listing 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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