

MLS # 72001075 - Active Condo - Mid-Rise

735 Harrison - Unit W102 Boston, MA: South End, 02118-2761

Suffolk County

Unit Placement:
Unit Level: 1
Grade School:
Middle School:
High School:

List Price: \$240,000

Total Rooms: 2
Bedrooms: 1f 0h
Master Bath: No
Fireplaces:

Outdoor Space Available: Handicap Access/Features:

Directions: Corner of Harrison Ave & E. Brookline Street

Remarks

BRA Artist Affordable Loft - South End! Income limits: 1 HH \$51,150, 2 HH \$58,450, 3 HH \$65,750. Maximum Asset Limit: \$100,000 (not including retirement). Must be a BRA certified artist to purchase. This is a very cool building located in the heart of South Ends SOWA District. This 997 Square Foot loft offers an expansive floor plan, includes soaring ceilings and large windows which brings in a lot of natural light. There are many possibilities in setting up the living space, the main selling point of any loft! Other details include: walk in California Closets, washer/dryer, modern polished cement floors. Minutes to SOWA Open Market and Farmers Market, South End great restaurants, and the new South End Whole Foods.

Property Information

Approx. Living Area: 997 Sq. Ft. (\$240.72/Sq. Ft.)

Living Area Includes:

Heat Zones: Forced Air

Living Area Source: Field Card

Cool Zones: Central Air

Approx. Acres:

Heat Zones: Forced Air

Cool Zones: Central Air

Levels in Unit: 1

Living Area Disclosures:

Disclosures: DND Income limits: 1 HH \$51,150, 2 HH \$58,450, 3 HH \$65,750. Maximum Asset Limit: \$100,000 (not including retirement). Must be a BRA

certified artist to purchase.

Complex & Association Information

Complex Name: Units in Complex: **55** Complete: Units Owner Occupied: Source:

Association: Yes Fee: \$412 Monthly

Assoc. Fee Inclds: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Snow Removal, Refuse Removal, Reserve Funds

Special Assessments: Unknown

Room Levels, Dimensions and Features

Room Level Size Features

Features
Assoc. Security: Intercom

Basement: No

Beach: **No**Management: **Professional - Off Site**Sewer Utilities: **City/Town Sewer**Water Utilities: **City/Town Water**

Waterfront: No

Other Property Info
Disclosure Declaration: No

Exclusions: **Kitchen island, negotiable.**

Lead Paint: None
UFFI: Warranty Features:
Year Built/Converted: 2006
Year Built Source: Public Record

Year Built Desc: **Actual** Year Round:

Short Sale w/Lndr. App. Req: **No** Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$264,600**

Tax: **\$2,910.6** Tax Year: **2016**

Book: **0** Page: **0** Cert:

Zoning Code: **Res** Map: Block: Lot:

Office/Agent Information

Listing Office: Maloney Properties, Inc. [(781) 943-0200 Ext. 212

Listing Agent: Jonathan Diffenbach (978) 835-6196 Team Member(s): John Costello (617) 209-5250

Sale Office: Sale Agent:

Listing Agreement Type: Exclusive Right to Sell

Entry Only: **No**Showing: Sub-Agent:

Showing: Buyer-Agent: Call List Agent

Showing: Facilitator:

Special Showing Instructions: Email John Costello jcostello@maloneyproperties.com

Firm Remarks

With any offers, DO NOT send us a copy of the deposit check.

Market Information

Listing Date: 5/6/2016

Days on Markett Property has been on the market for a total of 140, day(s)

Days on Market: Property has been on the market for a total of $\ensuremath{\textbf{140}}$ day(s)

Expiration Date:
Original Price: **\$259,000**Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for 140 day(s)

Compensation

Sub-Agent: 2

Facilitator: 0

Buver Agent: 2

Office Market Time: Office has listed this property for 140 day(s)

Compensation Based On: Net Sale Price

Cash Paid for Upgrades: Seller Concessions at Closing:

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Market History for 735 Harrison U:W102, Boston, MA: South End, 02118-2761

| MLS # | Date | | | DOM | DTO | Price |
|----------|--|-----------------------------|----------------------------------|-----|-----|-----------|
| 72001075 | 5/6/2016 | Listed for \$259,000 | Jonathan Diffenbach | | | \$259,000 |
| | 5/24/2016 | Price Changed to: \$245,900 | Jonathan Diffenbach | | | \$245,900 |
| | 6/24/2016 | Price Changed to: \$240,000 | Jonathan Diffenbach | | | \$240,000 |
| EXT | 8/22/2016 | Status Changed to: Extended | Jonathan Diffenbach | 140 | | |
| | Market History for Maloney Properties, Inc. (BB3875) | | | | | |
| | | | Market History for this property | 140 | | |

Price History for 72001075

735 Harrison U:W102, Boston, MA: South End, 02118-2761

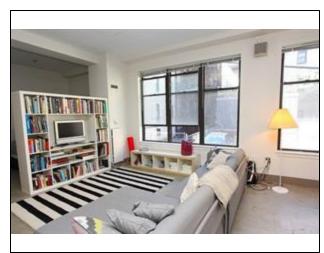
| Date | | Amount | % | DOM to PCG | DOM of PCG |
|------------|-----------------------------|------------------|-------|------------|-------------------|
| 5/6/2016 | Listed for: \$259,000 | | | | _ |
| 05/24/2016 | Price Changed to: \$245,900 | \$-13,100 | 5.06% | 18 | 18 |
| 06/24/2016 | Price Changed to: \$240,000 | \$-5,900 | 2.40% | 31 | 49 |
| | | | | | Listing DOM: 140 |
| | | | | | Property DOM: 140 |

^{**} Calculates and removes Offmarket activity in DOM Timeframe





Condominium - Condo













Condominium - Condo

List Price: \$240,000