



**MLS # 72001075 - Active**

**Condo - Mid-Rise**

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

List Price: **\$240,000**

Unit Placement:

Total Rooms: **2**

Unit Level: **1**

Bedrooms:

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath: **No**

High School:

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.)**

Approx. Acres:

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces: **0**

Living Area Source: **Field Card**

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 Incls: **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
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**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: **No**  
 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**

**Compensation**

Sub-Agent: **2**

Buyer Agent: **2**

Facilitator: **0**

Compensation Based On: **Net Sale Price**

**Firm Remarks**

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

**Market Information**

Listing Date: **5/6/2016**

Days on Market: Property has been on the market for a total of **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)

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

Cash Paid for Upgrades:

Seller Concessions at Closing:

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

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

**Price History for 72001075**  
**735 Harrison U:W102, Boston, MA: South End, 02118-2761**

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

**\*\* Calculates and removes Offmarket activity in DOM Timeframe**



