**Remarks**

BRA REGISTERED ARTIST UNIT (see disclosure below). Rarely available artist loft in the South End of Boston close to all the galleries on Harrison Avenue in the heart of the SOWA District! Do not miss this opportunity to purchase your own home. Create your art in a sun-splashed live/work space with an excellent layout. The Art Block Condominiums built in 2006, are located at 735 Harrison Avenue. This amazing space on the 4th floor in an elevator building, consists of almost 1,000 square feet, and features soaring ceilings, tall windows, concrete floors, gas cooking, a large island with seating in the kitchen, a loft-style bedroom for privacy, abundant closet space, and an open floor plan which provides great flexibility in use of space. Enjoy this fantastic location in the South End’s vibrant Arts District, with neighborhood amenities including the SOWA Open Market, First Fridays, Open Studios, Farmers Market, Whole Foods and some of Boston’s best restaurants.

**Property Information**

<table>
<thead>
<tr>
<th>Approx. Living Area:</th>
<th>965 Sq. Ft. ($320.21/Sq. Ft.)</th>
<th>Approx. Acres:</th>
<th>0.02 (965 Sq. Ft.)</th>
<th>Garage Spaces:</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Area Includes:</td>
<td></td>
<td>Heat Zones:</td>
<td>1 Forced Air</td>
<td>Parking Spaces:</td>
<td>0 On Street Permit</td>
</tr>
<tr>
<td>Living Area Source:</td>
<td>Public Record</td>
<td>Cool Zones:</td>
<td>1 Central Air</td>
<td>Levels in Unit:</td>
<td>1</td>
</tr>
<tr>
<td>Living Area Disclosures:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Disclosures: MUST BE A BRA REGISTERED ARTIST TO PURCHASE, BE A FIRST TIME BUYER AND MEET MAXIMUM INCOME RESTRICTIONS: as per attached statement: 1 Household - $63,500. 2 Household - $72,550. Proof of BRA Artist Certification and a Mortgage Pre-approval required before requesting a showing.

**Complex & Association Information**

Complex Name: Art Block  
Units in Complex: 55  
Complete: Yes  
Units Owner Occupied: 47  
Source: Mgt. Co.


Special Assessments: No

**Room Levels, Dimensions and Features**

<table>
<thead>
<tr>
<th>Room</th>
<th>Level</th>
<th>Size</th>
<th>Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Room:</td>
<td>1</td>
<td>23X18</td>
<td>Window(s) - Bay/Bow/Box, Open Floor Plan</td>
</tr>
<tr>
<td>Dining Room:</td>
<td>1</td>
<td>23X18</td>
<td>Open Floor Plan</td>
</tr>
<tr>
<td>Kitchen:</td>
<td>1</td>
<td>15X8</td>
<td>Closest, Kitchen Island, Open Floor Plan</td>
</tr>
<tr>
<td>Master Bedroom:</td>
<td>1</td>
<td>13X18</td>
<td>Closest, Window(s) - Bay/Bow/Box</td>
</tr>
<tr>
<td>Bedroom 2:</td>
<td>1</td>
<td>7X9</td>
<td>Bathroom - Full, Bathroom - With Tub &amp; Shower, Closet</td>
</tr>
<tr>
<td>Bath 1:</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry:</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Entry Hall:</td>
<td>1</td>
<td>6X10</td>
<td>Closet</td>
</tr>
</tbody>
</table>

**Features**

Area Amenities: Public Transportation, Shopping, Park, Medical Facility, Highway Access, House of Worship, Public School, T-Station, University

Appliances: Range, Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer

Association Pool: No

Assoc. Security: Intercom

Basement: No

Beach: No

Construction: Brick, Stone/Concrete

Dogs In Hand: Floor Plans

Electric Features: Circuit Breakers

Energy Features: Insulated Windows

Exterior: Brick, Stone

Flooring: Concrete

Hot Water: Natural Gas

Interior Features: Cable Available

Management: Professional - Off Site

Pets Allowed: No

Restrictions: Rentals, Other (See Remarks)

Roof Material: Rubber

Sewer Utilities: City/Town Sewer

Water Utilities: City/Town Water

Sewage District: BWSC

Terms: Contract for Deed

Utility Connections: for Gas Range, for Gas Oven, Washer Hookup

Waterfront: No

Water View: No

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# Market History for 735 Harrison Ave U:W404, Boston, MA: South End, 02118-2344

<table>
<thead>
<tr>
<th>MLS #</th>
<th>Date</th>
<th>DOM</th>
<th>DTO</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>72639964</td>
<td>4/1/2020</td>
<td>23</td>
<td></td>
<td>$309,000</td>
</tr>
</tbody>
</table>

- Market History for Office Id: BB5522

- Market History for this property

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