



MLS # 72493048 - Active

Condo - Mid-Rise

725 Harrison - Unit E203
Boston, MA: South End, 02118
Suffolk County

List Price: **\$315,000**

Unit Placement:
Unit Level: **2**
Grade School:
Middle School:
High School:

Total Rooms: **2**
Bedrooms: **1**
Bathrooms: **1f 0h**
Master Bath:
Fireplaces: **0**

Outdoor Space Available: **No**
Handicap Access/Features:

Directions: **Corner of Harrison Ave and East Brookline Street.**

Remarks

Rare Artist Income Restricted Loft - South End! Do not miss this opportunity to purchase a Certified Artist and DND Income Restricted Condo in the South End! The uniquely designed Art Block condominiums were built in 2006, located at 725 Harrison Avenue in the South End neighborhood of Boston. This modern 940 square foot unit features soaring ceilings and tall windows. Custom kitchen island in the open concept floorplan provides great flexibility of space. Enjoy the fantastic location in the South End's vibrant Arts District, with neighborhood perks including the SOWA Open Market & Farmers Market, South End's great restaurants, and Whole Foods. Must be a Certified Artist to purchase. Maximum income restrictions: 1 Household - \$60,350. 2 Household - \$69,000. 3 Household - \$77,600. 4 Household - \$86,250. Asset Limit: \$100k (does not include retirement).

Property Information

Approx. Living Area: **940 Sq. Ft. (\$335.11/Sq. Ft.)**

Approx. Acres:

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **2 Forced Air**

Parking Spaces: **0**

Living Area Source: **Public Record**

Cool Zones: **2 Central Air**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: **Must be a Certified Artist to purchase. Maximum income restrictions: 1 Household - \$60,350. 2 Household - \$69,000. 3 Household - \$77,600. 4 Household - \$86,250. Asset Limit: \$100k (does not include retirement)**

Complex & Association Information

Complex Name: **Art Block**

Units in Complex: **55** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$440 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Refuse Removal, Reserve Funds**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Features			
Area Amenities: Public Transportation, Shopping, Park, Medical Facility, Highway Access, T-Station, University			
Assoc. Security: Intercom			
Basement: No			
Beach: No			
Flooring: Engineered Hardwood			
Interior Features: Security System, Intercom			
Management: Professional - Off Site			
Pets Allowed: Yes w/ Restrictions			
Sewer Utilities: City/Town Sewer			
Water Utilities: City/Town Water			
Waterfront: No			
Other Property Info			
Elevator: Yes			
Disclosure Declaration: Yes			
Exclusions: Washer & Dryer not included			
Laundry Features: In Unit			
Lead Paint: Unknown			
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: \$306,300			
Tax: \$3,228.4 Tax Year: 2019			
Book: 40767 Page: 311			
Cert:			
Zoning Code: res			
Map: Block: Lot:			

Features

Other Property Info

Tax Information

Office/Agent Information

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

Listing Agent: **Jonathan Diffenbach** (978) 835-6196

Team Member(s): **Magda Janicki** (978) 770-8924

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: **Accompanied Showings, Appointment Required**

Showing: Facilitator:

Special Showing Instructions: **Buyer must be Artist Certified by the City of Boston. Contact Magda Janicki to schedule showing.**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **0**

Compensation Based On: **Net Sale Price**

Firm Remarks

Must be a Certified Artist to purchase. Maximum income restrictions: 1 Household - \$60,350. 2 Household - \$69,000. 3 Household - \$77,600. 4 Household - \$86,250. Asset Limit: \$100k (does not include retirement). For all offers, please DO NOT send check by email.

Market Information

Listing Date: **5/2/2019**

Days on Market: Property has been on the market for a total of **4** day(s)

Expiration Date:

Original Price: **\$315,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **4** day(s)

Office Market Time: Office has listed this property for **4** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Market History for 725 Harrison U:E203, Boston, MA: South End, 02118

MLS #	Date			DOM	DTO	Price
72493048	5/2/2019	Listed for \$315,000	Jonathan Diffenbach	4		\$315,000
Market History for Maloney Properties, Inc. (BB3875)				4		
Market History for this property				4		





