

MLS # 72493048 - Back on Market**Condo - Mid-Rise**

725 Harrison - Unit E203 List Price: **\$315,000**
Boston, MA: South End, 02118
Suffolk County
 Unit Placement: Total Rooms: **2**
 Unit Level: **2** Bedrooms: **1**
 Grade School: Bathrooms: **1f 0h**
 Middle School: Master Bath:
 High School: 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: **Heat, Hot Water, 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:			

Office/Agent Information

Listing Office: **Maloney Properties, Inc.** (781) 943-0200 Ext. 212 **Compensation**
 Listing Agent: **Jonathan Diffenbach** (617) 209-5212 Sub-Agent: **Not Offered**
 Team Member(s): **Magda Janicki** (978) 770-8924 Buyer Agent: **2**
 Sale Office: Facilitator: **0**
 Sale Agent: Compensation Based On: **Net Sale Price**
 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.**

Firm Remarks

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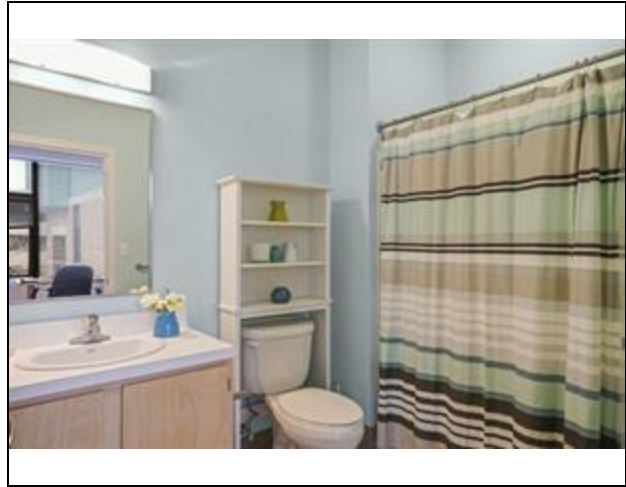
Market Information

Listing Date: **5/2/2019** Listing Market Time: MLS# has been on for **16** day(s)
 Days on Market: Property has been on the market for a total of **16** day(s) Office Market Time: Office has listed this property for **16** day(s)
 Expiration Date: Cash Paid for Upgrades:
 Original Price: **\$315,000** Seller Concessions at Closing:
 Off Market Date:
 Sale Date:

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			\$315,000
UAG	5/17/2019	Status Changed to: Under Agreement			
BOM	8/14/2019	Status Changed to: Back on Market		16	
Market History for Maloney Properties, Inc. (BB3875)			16		
Market History for this property			16		





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Condominium - Condo
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