



MLS # 70584858 - Active

Condo - 2/3 Family

261 Webster Street - Unit 1

List Price: **\$319,000**

Boston, MA : East Boston 02128

Suffolk County

Total Rooms: **4**

Bedrooms: **2**

Full/Half/Master Baths: **1/0/No**

Fireplaces: **0**

Unit Placement: **Middle**

Unit Level: **1**

Grade School:

Middle School:

High School:

Directions: **Sumner St / Right on Webster St.**

### Remarks

**Renovated 2 bedroom on Webster St., with Harbor views, private deck, yard and storage; hardwood floor, high ceilings, marble mantle, medallions, new kitchen with granite counter tops, stainless steel appliances, new bathroom with radiant heat tiles and Jacuzzi tub, newer windows, new electrical and heating system.**

### Property Information

Approx. Living Area: <b>802 sq. ft. (\$397.76/sq. ft.)</b>	Approx. Acres: <b>0.04 (2000 sq. ft.)</b>	Garage Spaces: <b>0 --</b>
Living Area Includes:	Heat Zones: <b>1 Central Heat, Hot Water Baseboard, Gas, Individual, Unit Control</b>	Parking Spaces: <b>0 --</b>
Living Area Source: <b>Unit Floor Plan</b>	Cool Zones: <b>0 None</b>	# of Living Levels: <b>1</b>
Living Area Disclosures:		

### Complex & Association Information

Complex Name:	Units in Complex: <b>3</b> Complete:	Units Owner Occupied: <b>1</b> Source: <b>owner</b>
Association: <b>Yes</b> Fee: <b>\$180</b>	Fee Includes: <b>Water, Sewer, Master Insurance, Exterior Maintenance, Snow Removal</b>	

### Room Levels, Dimensions and Features

Room	Level	Size	Features
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### Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility**  
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Association Pool: **No**  
 Basement: **Yes**  
 Beach: **No**  
 Construction: **Frame, Brick**  
 Docs in Hand: **Master Plan**  
 Electric Features: **110 Volts, Circuit Breakers, 100 Amps**  
 Energy Features: **Insulated Windows, Insulated Doors**  
 Exterior: **Vinyl, Brick**  
 Exterior Features: **Deck**  
 Flooring: **Concrete**  
 Hot Water: **Natural Gas, Tank**  
 Insulation Features: **Unknown**  
 Interior Features: **Cable Available**  
 Management: **Developer Control**  
 Pets Allowed: **Yes w/ Restrictions (See Remarks)**  
 Roof Material: **Rubber**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup**  
 Waterfront: **Yes Harbor, Walk to, Waterview Only**

### Other Property Info

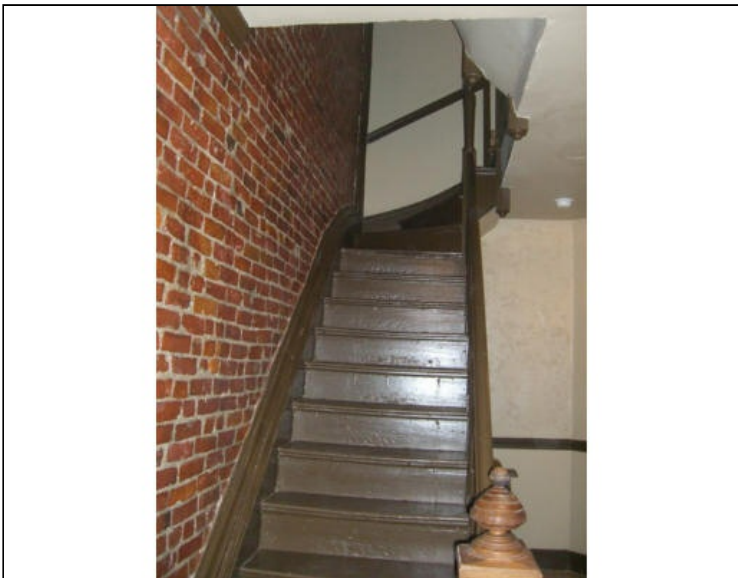
Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Condo fee and taxes are estimated**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **No** Warranty Available: **No**  
 Year Built/Converted: **1924/2007**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Actual**  
 Year Round:

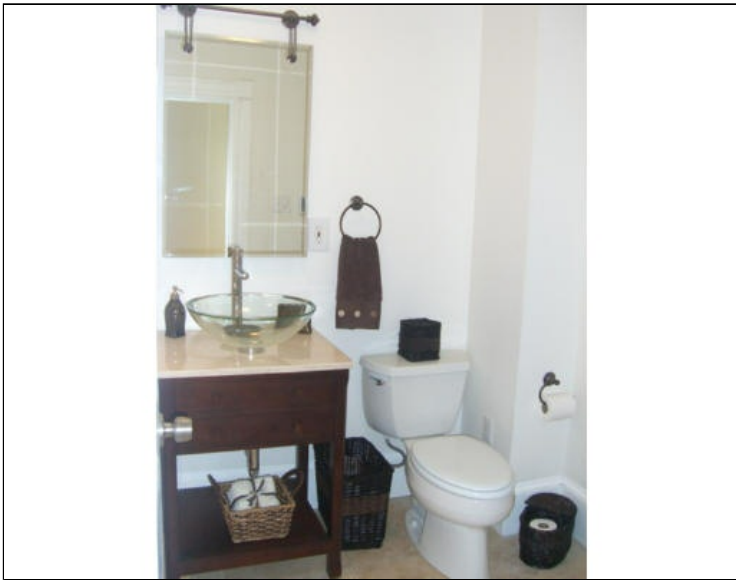
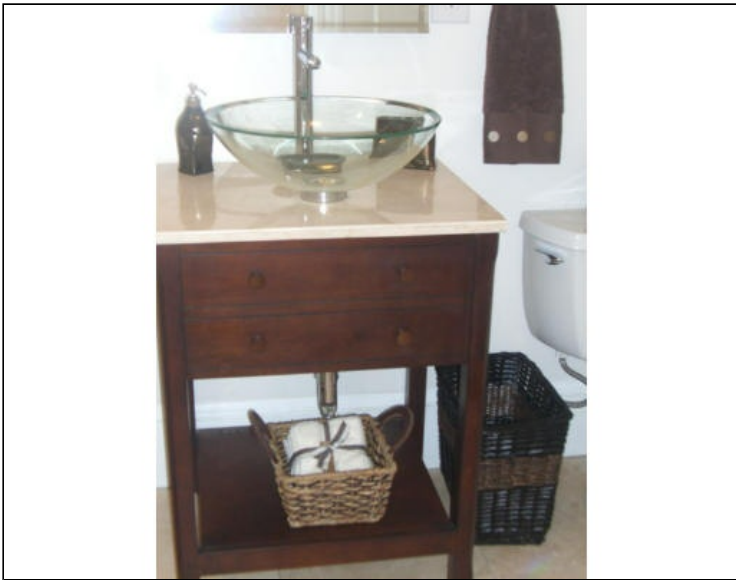
### Tax Information

Pin #:  
 Assessed: **\$0**  
 Tax: **\$1535** Tax Year: **2007**  
 Book: **41202** Page: **16**  
 Cert:  
 Zoning Code: **res**  
 Map: Block: Lot:

### Market Information

Listing Date: <b>5/24/2007</b>	Listing Market Time: MLS# has been on for <b>6</b> day(s)
Days on Market: Property has been on the market for a total of <b>6</b> day(s)	Office Market Time: Office has listed this property for <b>6</b> day(s)
Expiration Date:	
Original Price: <b>\$319,000</b>	
Off Market Date:	
Sale Date:	







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MLS # 70584846 - Active

Condo - 2/3 Family

261 Webster Street - Unit 2  
Boston, MA : East Boston 02128  
Suffolk County

List Price: \$349,000

Total Rooms: 4  
Full/Half/Master Baths: 1/0/No  
Unit Placement: Middle  
Grade School:  
High School:  
Directions: Sumner St / Right on Webster St.

Bedrooms: 2  
Fireplaces: 0  
Unit Level: 2  
Middle School:

Remarks

Totally renovated 2 bedroom on Webster St., with Harbor and Skyline views, private deck and storage; hardwood floor throughout, high ceilings, crown moldings, marble mantle, medallions, new kitchen with granite counter tops, stainless steel appliances, new bathroom with radiant heat tiles and Jacuzzi tub, new Harvey windows, new electrical and heating system.

Property Information

Approx. Living Area: 856 sq. ft. (\$407.71/sq. ft.) Approx. Acres: 0.04 (2000 sq. ft.) Garage Spaces: 0 --  
Living Area Includes: Heat Zones: 1 Central Heat, Hot Water Baseboard, Gas, Individual, Unit Control Parking Spaces: 0 --  
Cool Zones: 0 None # of Living Levels: 1  
Living Area Source: Unit Floor Plan  
Living Area Disclosures:

Complex & Association Information

Complex Name: Units in Complex: 3 Complete: Units Owner Occupied: 1  
Source: owner  
Association: Yes Fee: \$180 Fee Includes: Water, Sewer, Master Insurance, Exterior Maintenance, Snow Removal

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility  
Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator  
Association Pool: No  
Basement: Yes  
Beach: No  
Construction: Frame, Brick  
Docs in Hand: Master Plan  
Electric Features: 110 Volts, Circuit Breakers, 100 Amps  
Energy Features: Insulated Windows, Insulated Doors  
Exterior: Vinyl, Brick  
Exterior Features: Deck  
Flooring: Concrete  
Hot Water: Natural Gas, Tank  
Insulation Features: Unknown  
Interior Features: Cable Available  
Management: Developer Control  
Pets Allowed: Yes w/ Restrictions (See Remarks)  
Roof Material: Rubber  
Sewer and Water: City/Town Water, City/Town Sewer  
Utility Connections: for Gas Range, for Gas Dryer, Washer Hookup  
Waterfront: Yes Harbor, Walk to, Waterview Only

Other Property Info

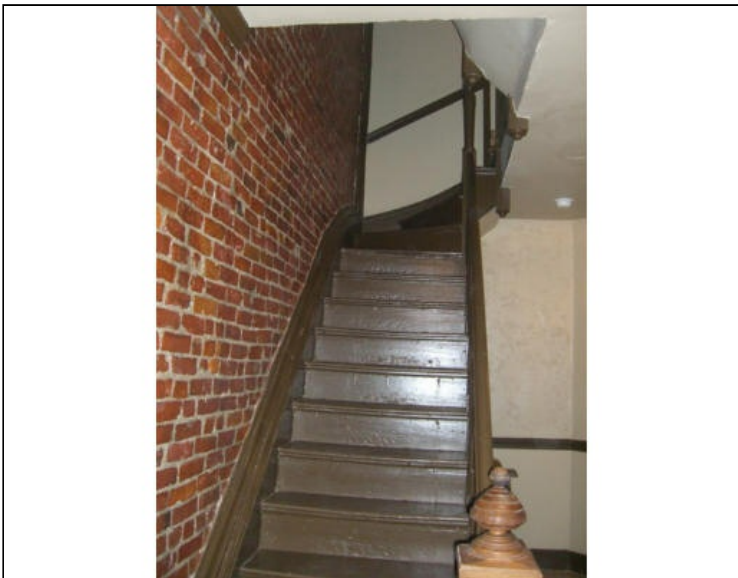
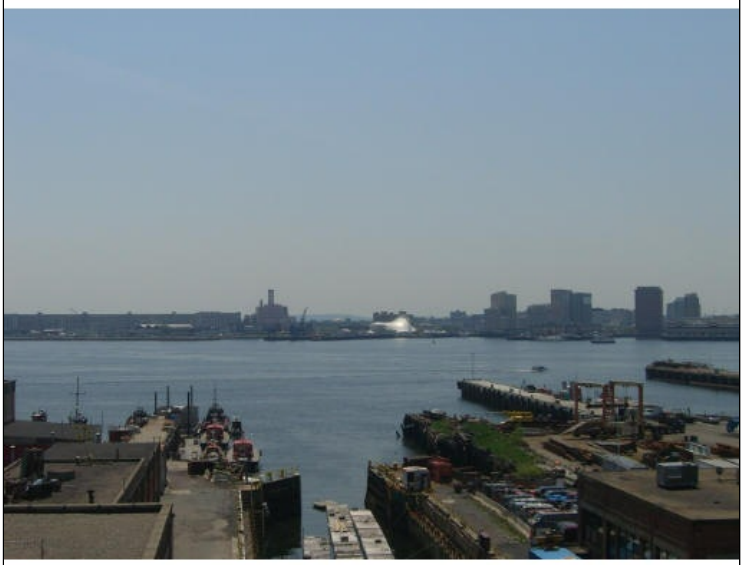
Adult Community: No  
Disclosure Declaration: No  
Disclosures: Condo fee and taxes are estimated  
Exclusions:  
Lead Paint: Unknown  
UFFI: No Warranty Available: No  
Year Built/Converted: 1924/2007  
Year Built Source: Public Record  
Year Built Desc: Actual  
Year Round:

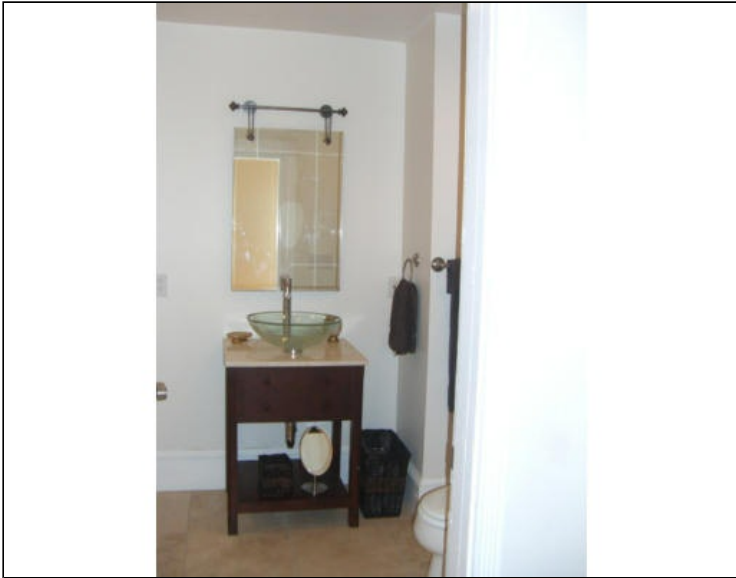
Tax Information

Pin #:  
Assessed: \$0  
Tax: \$1535 Tax Year: 2007  
Book: 41202 Page: 16  
Cert:  
Zoning Code: res  
Map: Block: Lot:

Market Information

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Days on Market: Property has been on the market for a total of 6 day(s) Office Market Time: Office has listed this property for 6 day(s)  
Expiration Date:  
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MLS # 70584879 - Active

Condo - 2/3 Family

261 Webster Street - Unit 3  
Boston, MA : East Boston 02128  
Suffolk County

List Price: \$369,000

Total Rooms: 4  
Full/Half/Master Baths: 1/0/No  
Unit Placement: Middle  
Grade School:  
High School:  
Directions: Sumner St / Right on Webster St.

Bedrooms: 2  
Fireplaces: 0  
Unit Level: 3  
Middle School:

Remarks

Fantastic 2 bedroom condominium, on water side of Webster St. with panoramic Harbor and City views, private deck, exclusive roof rights; storage, hardwood floors, high ceilings, marble mantle, medallions, some exposed brick, new electrical, new hot water tank, and newer heating system. This unit will be sold in "As Is Condition".

Property Information

Approx. Living Area: 912 sq. ft. (\$404.61/sq. ft.) Approx. Acres: 0.04 (2000 sq. ft.) Garage Spaces: 0 --  
Living Area Includes: Heat Zones: 1 Central Heat, Hot Water Baseboard, Gas, Individual, Unit Control Parking Spaces: 0 --  
Living Area Source: Unit Floor Plan Cool Zones: 0 None # of Living Levels: 1  
Living Area Disclosures:

Complex & Association Information

Complex Name: Units in Complex: 3 Complete: Units Owner Occupied: 1  
Source: owner  
Association: Yes Fee: \$180 Fee Includes: Water, Sewer, Master Insurance, Exterior Maintenance, Snow Removal

Room Levels, Dimensions and Features

Room Level Size Features

Features

Area Amenities: Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility  
Appliances: Range  
Association Pool: No  
Basement: Yes  
Beach: No  
Construction: Frame, Brick  
Docs in Hand: Master Plan  
Electric Features: 110 Volts, Circuit Breakers, 100 Amps  
Energy Features: Insulated Windows, Insulated Doors  
Exterior: Vinyl, Brick  
Exterior Features: Deck  
Flooring: Concrete  
Hot Water: Natural Gas, Tank  
Insulation Features: Unknown  
Interior Features: Cable Available  
Management: Developer Control  
Pets Allowed: Yes w/ Restrictions (See Remarks)  
Roof Material: Rubber  
Sewer and Water: City/Town Water, City/Town Sewer  
Utility Connections: for Gas Range, for Gas Dryer, Washer Hookup  
Waterfront: Yes Harbor, Walk to, Waterview Only

Other Property Info

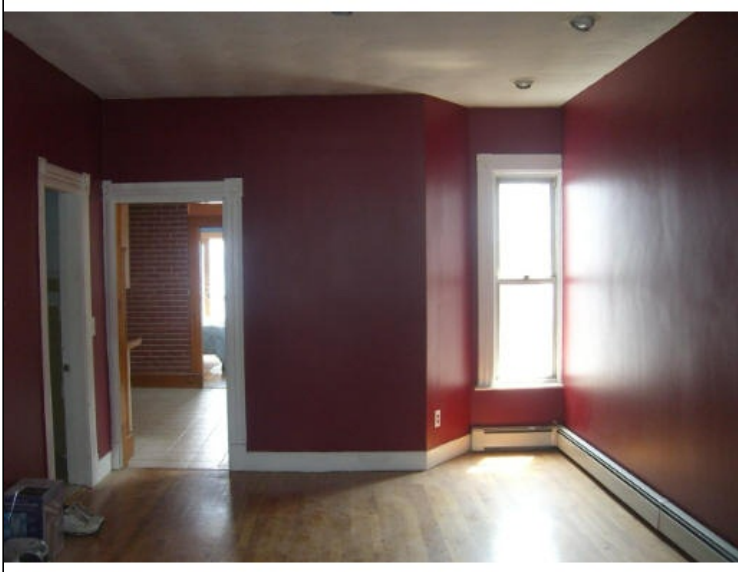
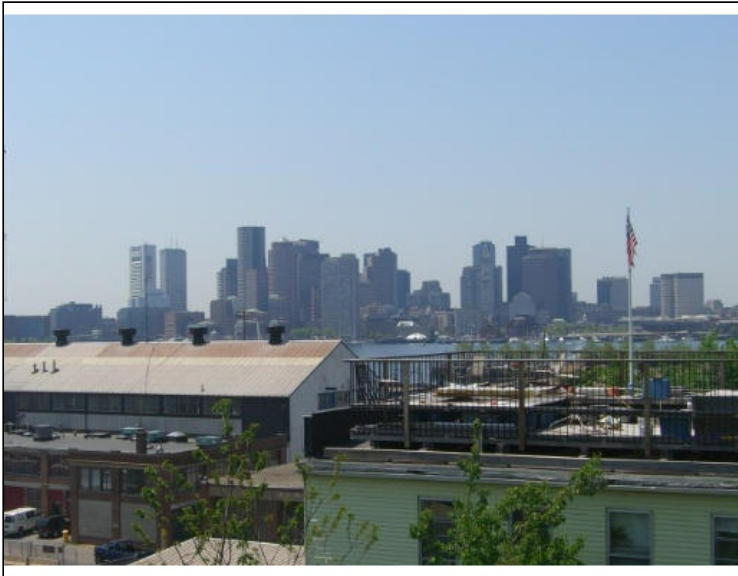
Adult Community: No  
Disclosure Declaration: No  
Disclosures: Condo fee and taxes are estimated  
Exclusions:  
Lead Paint: Unknown  
UFFI: No Warranty Available: No  
Year Built/Converted: 1924/2007  
Year Built Source: Public Record  
Year Built Desc: Actual  
Year Round:

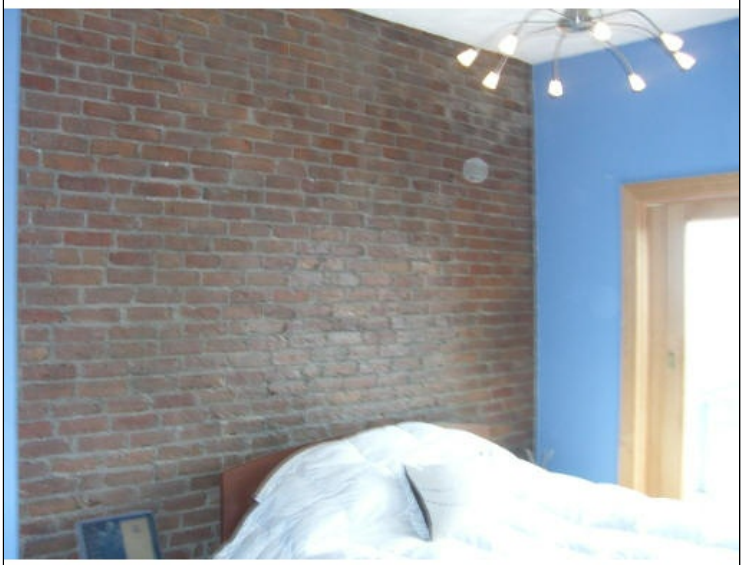
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Pin #:  
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Tax: \$1535 Tax Year: 2007  
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