



**MLS # 70504827 - Active  
Condo - Other (See Remarks)**

**7 Warren Avenue - Unit 5  
Boston, MA : South End 02116  
Suffolk County**

List Price: **\$1,085,000**

Total Rooms: **5**  
Full/Half/Master Baths: **2/0/Yes**  
Unit Placement: **Corner, Front**  
Grade School:  
High School:  
Directions: **See firm remarks**

Bedrooms: **2**  
Fireplaces: **0**  
Unit Level: **1**  
Middle School:

## Remarks

**This special building brings together the history and rich tradition of a former police station and unique design concept in the heart of Boston's lively and desirable South End. Comprised of 25 luxury condominiums, ranging in square footage from 750 to 3500, this historic boutique building will offer warm surroundings, while providing the best of all contemporary amenities and architecture. Our Sales Center, displays our distinctive design and finishes.**

## Property Information

Approx. Living Area: **1402 sq. ft. (\$773.89/sq. ft.)** Approx. Acres: **1.37 (60000 sq. ft.)** Garage Spaces: **1 Under, Assigned**  
Living Area Includes: Heat Zones: **Forced Air, Gas** Parking Spaces: **1 Assigned**  
Living Area Source: **Other** Cool Zones: **Central Air** # of Living Levels: **4**  
Living Area Disclosures:

## Complex & Association Information

Complex Name: **D4** Units in Complex: **26** Complete: Units Owner Occupied: Source:  
Association: **Yes** Fee: **\$786** Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Garden Area**

## Room Levels, Dimensions and Features

Room	Level	Size	Features
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### Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Laundromat**  
Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**  
Association Pool: **No**  
Assoc. Security: **Intercom, Doorman**  
Basement: **No**  
Beach: **No**  
Construction: **Brick**  
Energy Features: **Insulated Windows**  
Exterior: **Brick**  
Flooring: **Wood**  
Hot Water: **Natural Gas**  
Interior Features: **Handicap Equipped, Security System, Cable Available, Intercom**  
Management: **Professional - Off Site**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water**  
Utility Connections: **for Gas Range, Washer Hookup**  
Waterfront: **No**

### Other Property Info

Disclosure Declaration: **Yes**  
Disclosures:  
Exclusions:  
Lead Paint: **None, Unknown**  
UFFI: Warranty Available:  
Year Built/Converted: **2006/**  
Year Built Source: **Owner**  
Year Built Desc: **Under Construction**  
Year Round:

### Tax Information

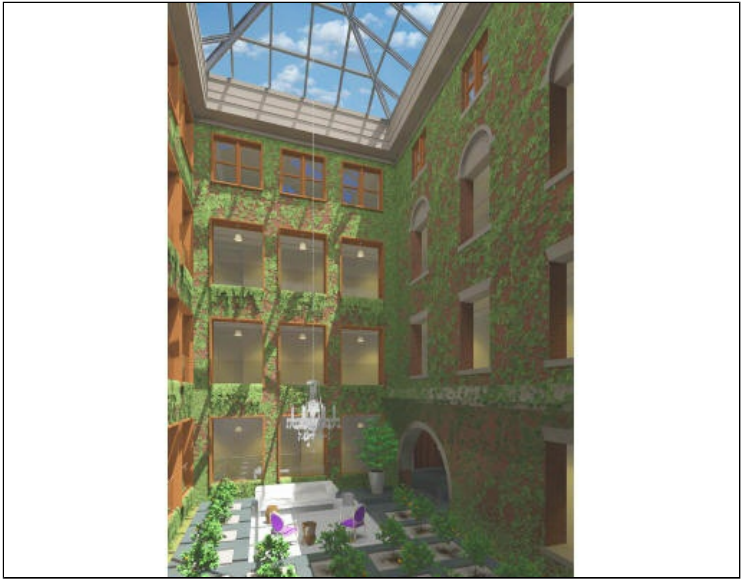
Pin #:  
Assessed: **\$0**  
Tax: **\$0** Tax Year: **0**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **0**  
Map: Block: Lot:

## Firm Remarks

**Please call Kristin 617-755-1645 to schedule an appointment**

## Market Information

Listing Date: **1/3/2007** Listing Market Time: MLS# has been on for **92** day(s)  
Days on Market: Property has been on the market for a total of **184** day(s) Office Market Time: Office has listed this property for **184** day(s)  
Expiration Date:  
Original Price: **\$999,900**  
Off Market Date:  
Sale Date:



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**MLS # 70519037 - Active  
Condo - Other (See Remarks)**

**7 Warren Avenue - Unit 13  
Boston, MA : South End 02116  
Suffolk County**

List Price: **\$1,099,900**

Total Rooms: **5**  
Full/Half/Master Baths: **2/0/Yes**  
Unit Placement: **Corner, Front**  
Grade School:  
High School:  
Directions: **See firm remarks**

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

**Remarks**

**Special building featuring a STUNNING sun-splashed winter garden brings together the history and rich tradition of a former police station and unique design concept in the heart of Boston's lively and desirable South End. Comprised of 25 luxury condominiums, ranging in square footage from 750 to 3500, this historic boutique building will offer warm surroundings, while providing the best of all contemporary amenities and architecture. Our Sales Center, displays our distinctive design and finish**

**Property Information**

Approx. Living Area: **1411 sq. ft. (\$779.52/sq. ft.)** Approx. Acres: **1.37 (60000 sq. ft.)** Garage Spaces: **1 Under, Assigned**  
Living Area Includes: Heat Zones: **Forced Air, Gas** Parking Spaces: **1 Assigned**  
Living Area Source: **Other** Cool Zones: **Central Air** # of Living Levels: **4**  
Living Area Disclosures:

**Complex & Association Information**

Complex Name: **D4** Units in Complex: **25** Complete: Units Owner Occupied: Source:  
Association: **Yes** Fee: **\$827** Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Garden Area**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Laundromat**  
Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**  
Association Pool: **No**  
Assoc. Security: **Intercom, Doorman**  
Basement: **No**  
Beach: **No**  
Construction: **Brick**  
Energy Features: **Insulated Windows**  
Exterior: **Brick**  
Flooring: **Wood**  
Hot Water: **Natural Gas**  
Interior Features: **Handicap Equipped, Security System, Cable Available, Intercom**  
Management: **Professional - Off Site**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water**  
Utility Connections: **for Gas Range, Washer Hookup**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **Yes**  
Disclosures:  
Exclusions:  
Lead Paint: **None, Unknown**  
UFFI: Warranty Available:  
Year Built/Converted: **2007/**  
Year Built Source: **Owner**  
Year Built Desc: **Under Construction**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$0**  
Tax: **\$0** Tax Year: **0**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **0**  
Map: Block: Lot:

**Firm Remarks**

**Please call Kristin 617-755-1645 to schedule an appointment**

**Market Information**

Listing Date: **1/31/2007** Listing Market Time: MLS# has been on for **101** day(s)  
Days on Market: Property has been on the market for a total of **101** day(s) Office Market Time: Office has listed this property for **101** day(s)  
Expiration Date:  
Original Price: **\$1,049,900**  
Off Market Date:  
Sale Date:



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MLS # 70510477 - Active  
Condo - Other (See Remarks)

7 Warren Avenue - Unit 1  
Boston, MA : South End 02116  
Suffolk County

Total Rooms: 6  
Full/Half/Master Baths: 2/0/Yes  
Unit Placement: **Corner, Front**  
Grade School:  
High School:  
Directions: **See firm remarks**

List Price: **\$1,399,900**

Bedrooms: **3**  
Fireplaces: **0**  
Unit Level: **1**  
Middle School:

## Remarks

**Sunny corner unit with Private Entrance on Berkeley St! Stunning finishes-include a gourmet Teak wood & Tuscan Marble Kitchen. Open living area w/ high ceilings! One of the last opportunities to be in this gorgeous 25 unit boutique building, which brings together the history and rich tradition of a former police station and unique design concept in the heart of Boston's lively and desirable South End, while providing the best of modern amenities to include a stunning sun filled Winter garden.**

## Property Information

Approx. Living Area: **1593 sq. ft. (\$878.78/sq. ft.)** Approx. Acres: **1.37 (60000 sq. ft.)**  
Living Area Includes:  
Living Area Source: **Other**  
Living Area Disclosures:

Garage Spaces: **1 Under, Assigned**  
Parking Spaces: **1 On Street Permit**  
# of Living Levels: **4**

## Complex & Association Information

Complex Name: **D4**  
Association: **Yes** Fee: **\$1,073**

Units in Complex: **25** Complete:  
Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Garden Area**

Units Owner Occupied: Source:

## Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	<b>1</b>		--
Dining Room:	<b>1</b>		--
Family Room:	<b>1</b>		--
Kitchen:	<b>1</b>		--
Master Bedroom:	<b>1</b>		--
Bedroom 2:	<b>1</b>		--
Other:			<b>Balcony/Deck</b>

## Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Laundromat**  
Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**  
Association Pool: **No**  
Assoc. Security: **Intercom, Doorman**  
Basement: **No**  
Beach: **No**  
Construction: **Brick**  
Energy Features: **Insulated Windows**  
Exterior: **Brick**  
Flooring: **Wood**  
Hot Water: **Natural Gas**  
Interior Features: **Handicap Equipped, Security System, Cable Available, Intercom**  
Management: **Professional - Off Site**  
Pets Allowed: **Yes w/ Restrictions (See Remarks)**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water**  
Utility Connections: **for Gas Range, Washer Hookup**  
Waterfront: **No**

## Other Property Info

Disclosure Declaration: **Yes**  
Disclosures:  
Exclusions:  
Lead Paint: **None, Unknown**  
UFFI: Warranty Available:  
Year Built/Converted: **2007/**  
Year Built Source: **Owner**  
Year Built Desc: **Under Construction**  
Year Round:

## Tax Information

Pin #:  
Assessed: **\$0**  
Tax: **\$0** Tax Year: **0**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **0**  
Map: Block: Lot:

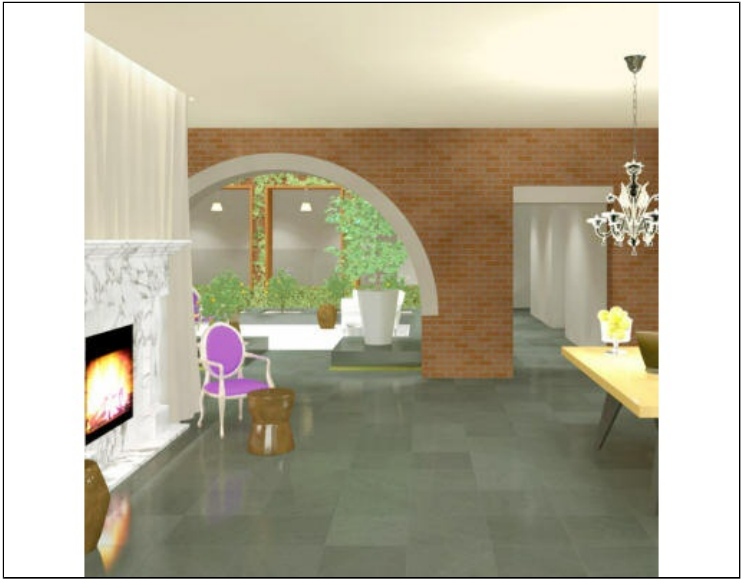
## Firm Remarks

**Pls. call Kristin Dewey to schedule an appointment @ 544 Tremont St. 617-755-1645**

## Market Information

Listing Date: **1/13/2007**  
Days on Market: Property has been on the market for a total of **120** day(s)  
Expiration Date:  
Original Price: **\$1,349,900**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **120** day(s)  
Office Market Time: Office has listed this property for **120** day(s)



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MLS # 70530348 - Active  
Condo - Other (See Remarks)

7 Warren Avenue - Unit 20  
Boston, MA : South End 02116  
Suffolk County

List Price: **\$1,499,900**

Total Rooms: **6**  
Full/Half/Master Baths: **2/1/Yes**  
Unit Placement: **Top/Penthouse, Middle, Front**  
Grade School:  
High School:  
Directions: **Please call the sales center to schedule an appointment**

Bedrooms: **2**  
Fireplaces: **1**  
Unit Level: **4**  
Middle School:

## Remarks

**Spring Occupancy Penthouse! New Construction, Luxury building! Stunning finishes-include a gourmet Italian Teak & Tuscan Marble Kitchen. Open living area w/ Gas Fireplace, a Priv. roofdeck w/BackBay views!! One of the last opportunities to be in this gorgeous 25 unit boutique building, which brings together the history and rich tradition of a former police station and unique design concept in the heart of Boston's lively and desirable South End, while providing the best of modern amenities**

## Property Information

Approx. Living Area: **1662 sq. ft. (\$902.47/sq. ft.)** Approx. Acres: **1.37 (60000 sq. ft.)**  
Living Area Includes:  
Living Area Source: **Other**  
Living Area Disclosures:

Garage Spaces: **1 Under, Assigned**  
Parking Spaces: **1 On Street Permit**  
# of Living Levels: **4**

## Complex & Association Information

Complex Name: **D4** Units in Complex: **25** Complete:  
Association: **Yes** Fee: **\$1,184** Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Garden Area** Units Owner Occupied: Source:

## Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	<b>3</b>	--	--
Dining Room:	<b>3</b>	--	--
Family Room:	<b>3</b>	--	--
Kitchen:	<b>3</b>	--	--
Master Bedroom:	<b>4</b>	--	--
Bedroom 2:	<b>4</b>	--	--
Other:			<b>Balcony/Deck</b>

## Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Laundromat**  
Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**  
Association Pool: **No**  
Assoc. Security: **Intercom, Doorman**  
Basement: **No**  
Beach: **No**  
Construction: **Brick**  
Energy Features: **Insulated Windows**  
Exterior: **Brick**  
Exterior Features: **Roof Deck**  
Flooring: **Wood**  
Hot Water: **Electric**  
Insulation Features: **Full**  
Interior Features: **Security System, Cable Available, Intercom**  
Management: **Professional - Off Site**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water**  
Utility Connections: **for Gas Range, Washer Hookup**  
Waterfront: **No**

## Other Property Info

Disclosure Declaration: **Yes**  
Disclosures:  
Exclusions:  
Lead Paint: **None, Unknown**  
UFFI: Warranty Available:  
Year Built/Converted: **2007/**  
Year Built Source: **Owner**  
Year Built Desc: **Under Construction**  
Year Round:

## Tax Information

Pin #:  
Assessed: **\$0**  
Tax: **\$0** Tax Year: **0**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **0**  
Map: Block: Lot:

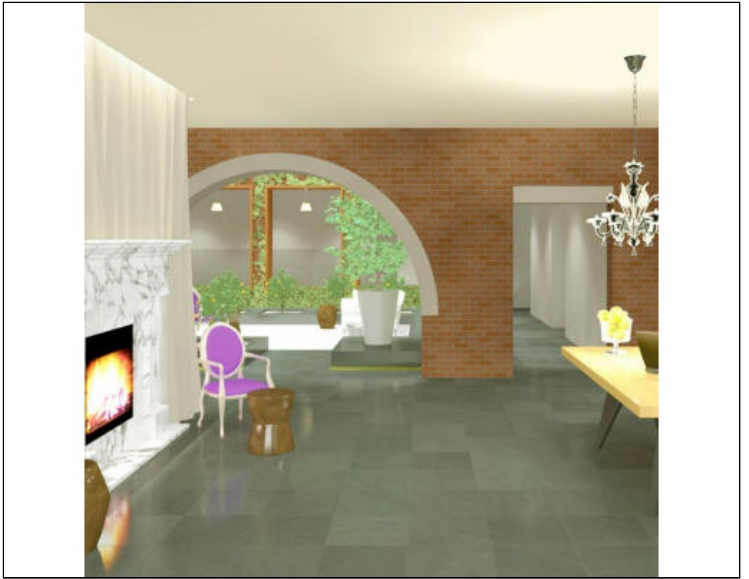
## Firm Remarks

**Please call the Sales Center at 544 Tremont Street to schedule an appointment (617) 755-1645**

## Market Information

Listing Date: **2/23/2007**  
Days on Market: Property has been on the market for a total of **79** day(s)  
Expiration Date:  
Original Price: **\$1,499,900**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **79** day(s)  
Office Market Time: Office has listed this property for **79** day(s)



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MLS # 70510468 - Active  
Condo - Other (See Remarks)

7 Warren Avenue - Unit PH-21

List Price: **\$1,549,900**

Boston, MA : South End 02116

Suffolk County

Total Rooms: **6**

Bedrooms: **2**

Full/Half/Master Baths: **2/1/Yes**

Fireplaces: **1**

Unit Placement: **Top/Penthouse, Middle**

Unit Level: **4**

Grade School:

Middle School:

High School:

Directions: **near the intersection of Tremont and Berkeley St.**

## Remarks

**Only 2 Penthouses remain in this luxury building! Stunning finishes-include a gourmet Teak wood & Tuscan Marble Kitchen. Open living area w/ Fireplace, 2 balconies + a Priv. rooftop w/BackBay views!! One of the last opportunities to be in this gorgeous 25 unit boutique building, which brings together the history and rich tradition of a former police station and unique design concept in the heart of Boston's lively and desirable South End, while providing the best of modern amenities!**

## Property Information

Approx. Living Area: **1718 sq. ft. (\$902.15/sq. ft.)** Approx. Acres: **1.37 (60000 sq. ft.)**

Garage Spaces: **1 Under, Assigned**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces: **1 On Street Permit**

Living Area Source: **Other**

Cool Zones: **Central Air**

# of Living Levels: **4**

Living Area Disclosures:

## Complex & Association Information

Complex Name: **D4**

Units in Complex: **26 Complete:**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$1,184**

Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Garden Area**

## Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	<b>3</b>		--
Dining Room:	<b>3</b>		--
Family Room:	<b>3</b>		--
Kitchen:	<b>3</b>		--
Master Bedroom:	<b>4</b>		--
Bedroom 2:	<b>4</b>		--
Other:			<b>Balcony/Deck</b>

## Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Laundromat**  
Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**  
Association Pool: **No**  
Assoc. Security: **Intercom, Doorman**  
Basement: **No**  
Beach: **No**  
Construction: **Brick**  
Energy Features: **Insulated Windows**  
Exterior: **Brick**  
Exterior Features: **Balcony, Roof Deck**  
Flooring: **Wood**  
Hot Water: **Natural Gas**  
Interior Features: **Handicap Equipped, Security System, Cable Available, Intercom**  
Management: **Professional - Off Site**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water**  
Utility Connections: **for Gas Range, Washer Hookup**  
Waterfront: **No**

## Other Property Info

Disclosure Declaration: **Yes**  
Disclosures:  
Exclusions:  
Lead Paint: **None, Unknown**  
UFFI: Warranty Available:  
Year Built/Converted: **2007/**  
Year Built Source: **Owner**  
Year Built Desc: **Under Construction**  
Year Round:

## Tax Information

Pin #:  
Assessed: **\$0**  
Tax: **\$0** Tax Year: **0**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **0**  
Map: Block: Lot:

## Firm Remarks

**Please call the Sales Center at 544 Tremont Street to schedule an appointment (617) 426-2480**

## Market Information

Listing Date: **1/13/2007**

Listing Market Time: MLS# has been on for **101** day(s)

Days on Market: Property has been on the market for a total of **101** day(s)

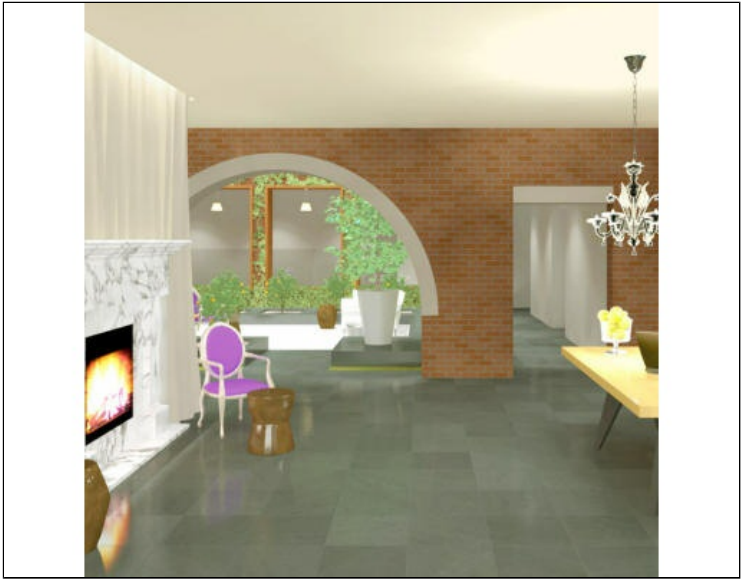
Office Market Time: Office has listed this property for **101** day(s)

Expiration Date:

Original Price: **\$1,474,900**

Off Market Date:

Sale Date:



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MLS # 70504824 - Active  
Condo - Other (See Remarks)

7 Warren Avenue - Unit PH - 25

Boston, MA : South End 02116

Suffolk County

Total Rooms: 9

Full/Half/Master Baths: 2/2/Yes

Unit Placement: Top/Penthouse, Middle, Front

Grade School:

High School:

Directions: Sales Center is located at 544 Tremont Street - near the intersection of Tremont and Berkeley St.

List Price: \$2,950,000

Bedrooms: 3

Fireplaces: 2

Unit Level: 3

Middle School:

### Remarks

This sprawling luxury Penthouse with 3500sq feet of stunning finishes to include a gourmet Teak wood & Tuscan Marble Kitchen w/double Sub-zeros, his & her studies, fabulous 1st floor Master Suite with Fireplace, Huge Priv. roofdeck w/BackBay views, and lots of storage, is truly the signature of this special 25 unit boutique building, which brings together the history and rich tradition of a former police station and unique design concept in the heart of Boston's lively and desirable South End

### Property Information

Approx. Living Area: 3510 sq. ft. (\$840.46/sq. ft.) Approx. Acres: 1.37 (60000 sq. ft.)

Living Area Includes:

Living Area Source: Other

Living Area Disclosures:

Heat Zones: 2 Gas

Cool Zones: Central Air

Garage Spaces: 2 Under, Assigned

Parking Spaces: 2 On Street Permit

# of Living Levels: 4

### Complex & Association Information

Complex Name: D4

Association: Yes Fee: \$2,508

Units in Complex: 25 Complete:

Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Garden Area

Units Owner Occupied: Source:

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3	--	--
Dining Room:	3	--	--
Family Room:	3	--	--
Kitchen:	3	--	--
Master Bedroom:	4	--	--
Bedroom 2:	4	--	--
Other:			Balcony/Deck

### Features

Area Amenities: Public Transportation, Shopping, Park, Walk/Jog Trails, Laundromat

Appliances: Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer, Other (See Remarks)

Association Pool: No

Assoc. Security: Intercom, TV Monitor, Doorman

Basement: No

Beach: No

Construction: Brick

Energy Features: Insulated Windows

Exterior: Brick

Exterior Features: Roof Deck

Flooring: Wood

Hot Water: Natural Gas

Interior Features: Handicap Equipped, Security System, Cable Available, Intercom

Management: Professional - Off Site

Roof Material: Rubber

Sewer and Water: City/Town Water

Utility Connections: for Gas Range, Washer Hookup

Waterfront: No

### Other Property Info

Disclosure Declaration: Yes

Disclosures:

Exclusions:

Lead Paint: None, Unknown

UFFI: Warranty Available:

Year Built/Converted: 2006/

Year Built Source: Owner

Year Built Desc: Under

Construction

Year Round:

### Tax Information

Pin #:

Assessed: \$0

Tax: \$0 Tax Year: 0

Book: 0 Page: 0

Cert:

Zoning Code: 0

Map: Block: Lot:

### Firm Remarks

Please call the Sales Center at 544 Tremont Street to schedule an appointment (617) 426-2480

### Market Information

Listing Date: 1/3/2007

Days on Market: Property has been on the market for a total of 43 day(s)

Expiration Date:

Original Price: \$2,950,000

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 43 day(s)

Office Market Time: Office has listed this property for 43 day(s)



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