



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

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

List Price: **\$999,900**

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: **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: **1447 sq. ft. (\$691.02/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

Market Information

Listing Date: **1/3/2007** Listing Market Time: MLS# has been on for **164** day(s)
Days on Market: Property has been on the market for a total of **256** day(s) Office Market Time: Office has listed this property for **256** day(s)
Expiration Date:
Original Price: **\$999,900**
Off Market Date:
Sale Date:



**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: **corner or Warren & Berkeley Street**

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: **1426 sq. ft. (\$771.32/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

Market Information

Listing Date: **1/31/2007** Listing Market Time: MLS# has been on for **173** day(s)
Days on Market: Property has been on the market for a total of **173** day(s) Office Market Time: Office has listed this property for **173** day(s)
Expiration Date:
Original Price: **\$1,049,900**
Off Market Date:
Sale Date:



MLS # 70603446 - Active
Condo - Garden, Other (See Remarks)

7 Warren Avenue - Unit 6
Boston, MA : South End 02116
Suffolk County

List Price: **\$1,385,900**

Total Rooms: **6**
Full/Half/Master Baths: **2/0/Yes**
Unit Placement: **Corner**
Grade School:
High School:
Directions: **Corner of Warren & Berkeley**

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

Remarks

Sunny corner w/private entrance from garage. 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 bldg. Unique opportunity to customize basement level to your needs.

Property Information

Approx. Living Area: **2125 sq. ft. (\$652.19/sq. ft.)** Approx. Acres: **1.37 (60000 sq. ft.)**
Living Area Includes: **Finished Basement** Heat Zones: **1 Forced Air**
Living Area Source: **Other** Cool Zones: **Central Air**
Living Area Disclosures:

Garage Spaces: **1 Under, Assigned**
Parking Spaces: **1 On Street Permit**
of Living Levels: **2**

Complex & Association Information

Complex Name: **D4** Units in Complex: **25 Complete:** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$1,100** 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:	1		--
Dining Room:	1		--
Family Room:	1		--
Kitchen:	1		--
Master Bedroom:	1		--
Bedroom 2:	1		--
Bedroom 3:	B		--
Office:	B		Balcony/Deck

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, Security Gate**
Basement: **No**
Beach: **No**
Construction: **Brick**
Energy Features: **Insulated Windows**
Exterior: **Brick**
Flooring: **Wood**
Hot Water: **Electric**
Insulation Features: **Full**
Interior Features: **Handicap Equipped, Security System, Cable Available, Intercom**
Management: **Professional - Off Site**
Pets Allowed: **Yes**
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

Market Information

Listing Date: **6/23/2007** Listing Market Time: MLS# has been on for **30** day(s)
Days on Market: Property has been on the market for a total of **30** day(s) Office Market Time: Office has listed this property for **30** day(s)
Expiration Date:
Original Price: **\$1,385,900**
Off Market Date:
Sale Date:



MLS # 70524660 - Active
Condo - Other (See Remarks)

7 Warren Avenue - Unit PH-17
Boston, MA : South End 02116

Suffolk County

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

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

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

Remarks

Sunny SE corner Penthouse! Luxury, boutique building. Stunning finishes-include a gourmet Teak wood & Tuscan Marble Kitchen. Fab Marble baths. Open living area w/ Fireplace, 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 ammenti

Property Information

Approx. Living Area: **1564 sq. ft. (\$895.08/sq. ft.)** Approx. Acres: **1.37 (60000 sq. ft.)**
Living Area Includes: Heat Zones: **Forced Air**
Living Area Source: **Other** Cool Zones: **Central Air**
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: 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:	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**
Association Pool: **No**
Assoc. Security: **Intercom, TV Monitor, 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

Market Information

Listing Date: **2/12/2007**
Days on Market: Property has been on the market for a total of **76** day(s)
Expiration Date:
Original Price: **\$1,299,900**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **76** day(s)
Office Market Time: Office has listed this property for **76** day(s)



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: **Corner of Warren & Berkeley**

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: **1660 sq. ft. (\$843.31/sq. ft.)** Approx. Acres: **1.37 (60000 sq. ft.)**

Living Area Includes:

Heat Zones: **Forced Air**

Living Area Source: **Other**

Cool Zones: **Central Air**

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:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$1,073**

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:	1	--	--
Dining Room:	1	--	--
Family Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	1	--	--
Bedroom 2:	1	--	--
Other:			Balcony/Deck

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

Market Information

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

Listing Market Time: MLS# has been on for **192** day(s)

Days on Market: Property has been on the market for a total of **192** day(s)

Office Market Time: Office has listed this property for **192** day(s)

Expiration Date:

Original Price: **\$1,349,900**

Off Market Date:

Sale Date:



**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: **3/1/Yes**

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

Grade School:

High School:

Directions: **See firm remarks**

List Price: **\$3,200,000**

Bedrooms: **3**

Fireplaces: **2**

Unit Level: **3**

Middle School:

Remarks

Sprawling luxury 3500+ sq ft duplex Penthouse loaded w/stunning finishes, gourmet Teak wood & Tuscan Marble Kitchen w/double Sub-zeros, his & her studies, double height ceilings, 2 staircases, 2 fireplaces, Marble baths, fabulous 1st floor Master Suite, arched windows, Huge Priv. roofdeck w/BackBay views, glass railings, lots of storage, is truly the signature of this special 25 unit boutique, concierge building - includes 2 garage parking spaces!

Property Information

Approx. Living Area: **3616 sq. ft. (\$884.96/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

Market Information

Listing Date: **1/3/2007**

Days on Market: Property has been on the market for a total of **115** day(s)

Expiration Date:

Original Price: **\$2,950,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **115** day(s)

Office Market Time: Office has listed this property for **115** day(s)