



**MLS # 70696226 - Active
Condo - Mid-Rise**

461 Park Drive - Unit 204

List Price: **\$299,000**

Boston, MA : The Fenway 02215

Suffolk County

Total Rooms: **2**

Bedrooms: **0**

Full/Half/Master Baths: **1/0/**

Fireplaces: **0**

Unit Placement: **--**

Unit Level: **0**

Grade School:

Middle School:

High School:

Directions: **Near the corner of Beacon Street in Audubon Circle**

Remarks

Wonderful & HUGE contemporary new-construction luxury studio at PARK 461 in the Heart of Audubon Circle near the corner of Beacon Street at Park Drive. Open-plan granite kitchen w/ black appliances, bamboo flrs, great layout. Central heat, AC, elev bldg. AAA location. 2007 ground up new construction, ready to move into! Walk to Longwood, BU, Simmons, Back Bay & all the West Fenway has to offer! This is a MUST SEE property.

Property Information

Approx. Living Area: **463 sq. ft. (\$645.79/sq. ft.)**

Approx. Acres:

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **Central Heat**

Parking Spaces: **0 --**

Living Area Source: **Master Deed**

Cool Zones: **Wall AC**

of Living Levels: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name: **PARK 461**

Units in Complex: **21** Complete: **No**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$210.14**

Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Association Pool:

Basement: **No**

Beach: **No**

Sewer and Water: **City/Town Water**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Disclosures: **Square footage is approximate.**

Exclusions:

Lead Paint: **None**

UFFI: Warranty Available:

Year Built/Converted: **2007/**

Year Built Source: **Owner**

Year Built Desc: **Actual**

Year Round:

Tax Information

Pin #:

Assessed: **\$0**

Tax: **\$0** Tax Year: **2007**

Book: **0000** Page: **0000**

Cert:

Zoning Code: **R**

Map: Block: Lot:

Market Information

Listing Date: **1/11/2008**

Listing Market Time: MLS# has been on for **12** day(s)

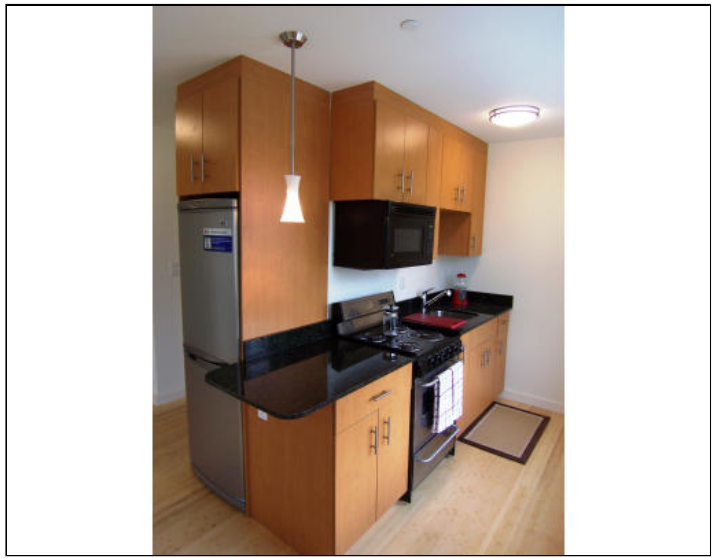
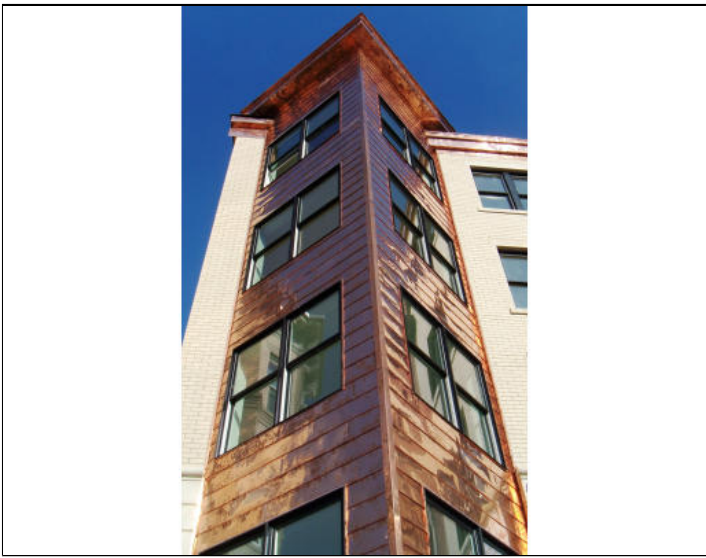
Days on Market: Property has been on the market for a total of **103** day(s) Office Market Time: Office has listed this property for **103** day(s)

Expiration Date:

Original Price: **\$299,000**

Off Market Date:

Sale Date:



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**MLS # 70696264 - Active
Condo - Mid-Rise**

**461 Park Drive - Unit 403
Boston, MA : The Fenway 02215
Suffolk County**

List Price: **\$299,000**

Total Rooms: **2** Bedrooms: **0**
Full/Half/Master Baths: **1/0/** Fireplaces: **0**
Unit Placement: **--** Unit Level: **0**
Grade School: Middle School:
High School:
Directions: **Near the corner of Beacon Street in Audubon Circle**

Remarks

Wonderful contemporary new-construction luxury studio at PARK 461 in the Heart of Audubon Circle near the corner of Beacon Street at Park Drive. Open-plan granite kitchen w/ black appliances, bamboo flrs, great layout. Central heat, AC, elev bldg. AAA location. 2007 ground up new construction, ready to move into at closing! Walk to Longwood, BU, Simmons, Back Bay & all the West Fenway has to offer! This is a MUST SEE property.

Property Information

Approx. Living Area: **340 sq. ft. (\$879.41/sq. ft.)** Approx. Acres: Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **Central Heat** Parking Spaces: **0 --**
Living Area Source: **Master Deed** Cool Zones: **Wall AC** # of Living Levels: **1**
Living Area Disclosures:

Complex & Association Information

Complex Name: **PARK 461** Units in Complex: **21** Complete: **No** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$210.14** Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Association Pool:
Basement: **No**
Beach: **No**
Sewer and Water: **City/Town Water**
Waterfront: **No**

Other Property Info

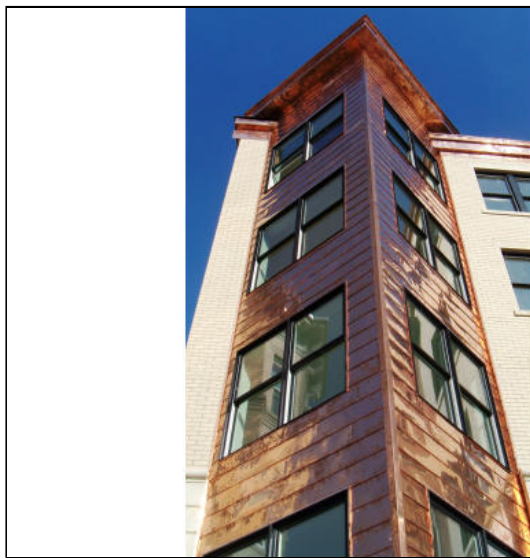
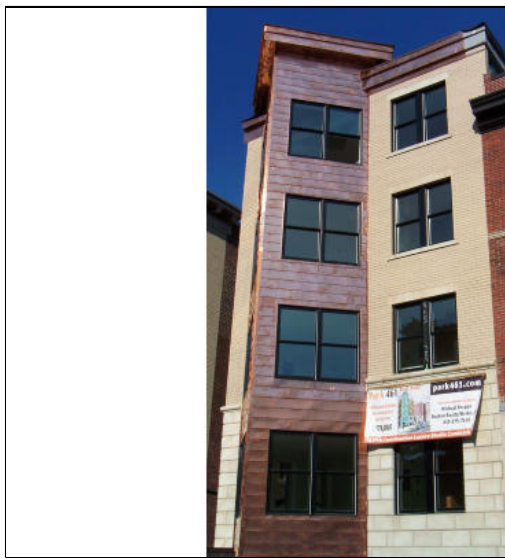
Disclosure Declaration: **No**
Disclosures: **Square footage is approximate.**
Exclusions:
Lead Paint: **None**
UFFI: Warranty Available:
Year Built/Converted: **2007/**
Year Built Source: **Owner**
Year Built Desc: **Actual**
Year Round:

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2007**
Book: **0000** Page: **0000**
Cert:
Zoning Code: **R**
Map: Block: Lot:

Market Information

Listing Date: **1/11/2008** Listing Market Time: MLS# has been on for **12** day(s)
Days on Market: Property has been on the market for a total of **12** day(s) Office Market Time: Office has listed this property for **12** day(s)
Expiration Date:
Original Price: **\$299,000**
Off Market Date:
Sale Date:



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**MLS # 70696244 - Active
Condo - Mid-Rise**

**461 Park Drive - Unit 201
Boston, MA : The Fenway 02215
Suffolk County**

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

Total Rooms: **2** Bedrooms: **0**
Full/Half/Master Baths: **1/0/** Fireplaces: **0**
Unit Placement: **--** Unit Level: **2**
Grade School: Middle School:
High School:
Directions: **Near the corner of Beacon Street in Audubon Circle**

Remarks

Amazing contemporary new-constuction luxury studio at PARK 461 in the Heart of Audubon Circle near the corner of Beacon Street at Park Drive. 8 large, sunny front windows include dramatic 45 degree angle bay w/great views & light. Open-plan granite kitchen w/ black appliances, bamboo flrs, tile bath. Central heat, AC, elev bldg. AAA location. Walk to Longwood, BU, Simmons, Back Bay & all the West Fenway has to offer! This is a MUST SEE property and won't last!

Property Information

Approx. Living Area: **382 sq. ft. (\$835.08/sq. ft.)** Approx. Acres: Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **Central Heat** Parking Spaces: **0 --**
Living Area Source: **Master Deed** Cool Zones: **Wall AC** # of Living Levels: **1**
Living Area Disclosures:

Complex & Association Information

Complex Name: **PARK 461** Units in Complex: **21** Complete: **No** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$224.19** Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Association Pool:
Basement: **No**
Beach: **No**
Sewer and Water: **City/Town Water**
Waterfront: **No**

Other Property Info

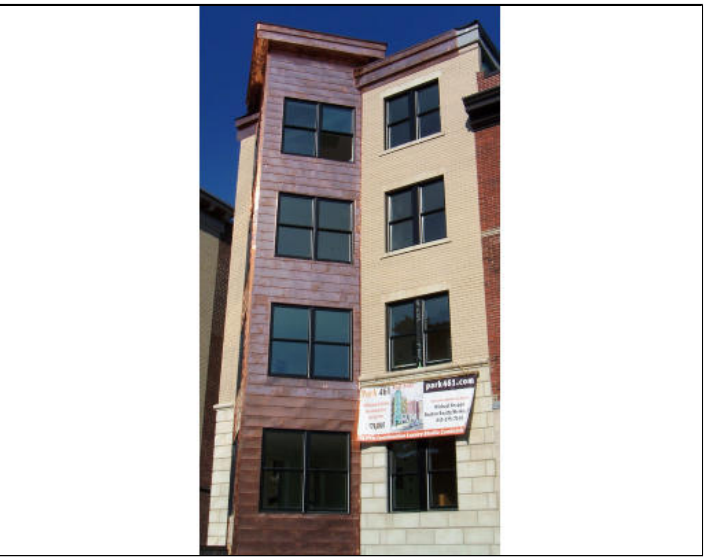
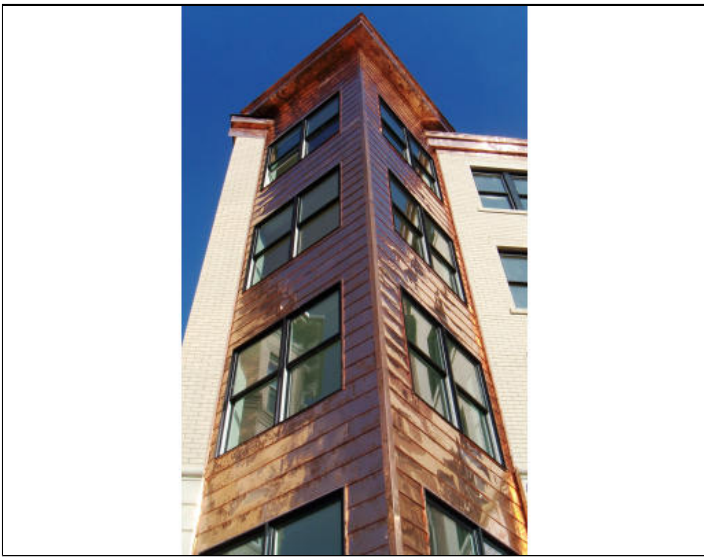
Disclosure Declaration: **No**
Disclosures: **Square footage is approximate.**
Exclusions:
Lead Paint: **None**
UFFI: Warranty Available:
Year Built/Converted: **2007/**
Year Built Source: **Owner**
Year Built Desc: **Actual**
Year Round:

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2007**
Book: **0000** Page: **0000**
Cert:
Zoning Code: **R**
Map: Block: Lot:

Market Information

Listing Date: **1/11/2008** Listing Market Time: MLS# has been on for **12** day(s)
Days on Market: Property has been on the market for a total of **103** day(s) Office Market Time: Office has listed this property for **103** day(s)
Expiration Date:
Original Price: **\$319,000**
Off Market Date:
Sale Date:





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**MLS # 70696253 - Active
Condo - Mid-Rise**

**461 Park Drive - Unit 301
Boston, MA : The Fenway 02215
Suffolk County**

List Price: **\$329,000**

Total Rooms: **2** Bedrooms: **0**
 Full/Half/Master Baths: **1/0/** Fireplaces: **0**
 Unit Placement: **--** Unit Level: **2**
 Grade School: Middle School:
 High School:
 Directions: **Near the corner of Beacon Street in Audubon Circle**

Remarks

Amazing contemporary new-constuction luxury studio at PARK 461 in the Heart of Audubon Circle near the corner of Beacon Street at Park Drive. 8 large, sunny front windows include dramatic 45 degree angle bay w/great views & light. Open-plan granite kitchen w/ black appliances, bamboo flrs, tile bath. Central heat, AC, elev bldg. AAA location. Walk to Longwood, BU, Simmons, Back Bay & all the West Fenway has to offer! This is a MUST SEE property!

Property Information

Approx. Living Area: **382 sq. ft. (\$861.26/sq. ft.)** Approx. Acres: Garage Spaces: **0 --**
 Living Area Includes: Heat Zones: **Central Heat** Parking Spaces: **0 --**
 Living Area Source: **Master Deed** Cool Zones: **Wall AC** # of Living Levels: **1**
 Living Area Disclosures:

Complex & Association Information

Complex Name: **PARK 461** Units in Complex: **21** Complete: **No** Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$231.22** Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Association Pool:
 Basement: **No**
 Beach: **No**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**

Other Property Info

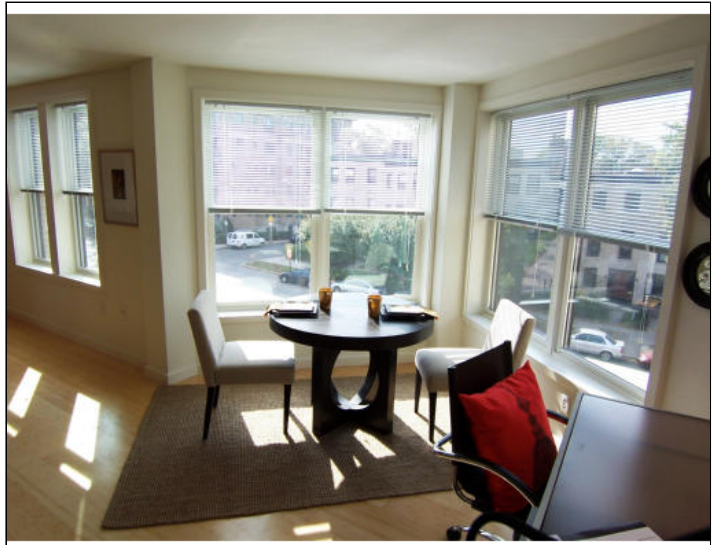
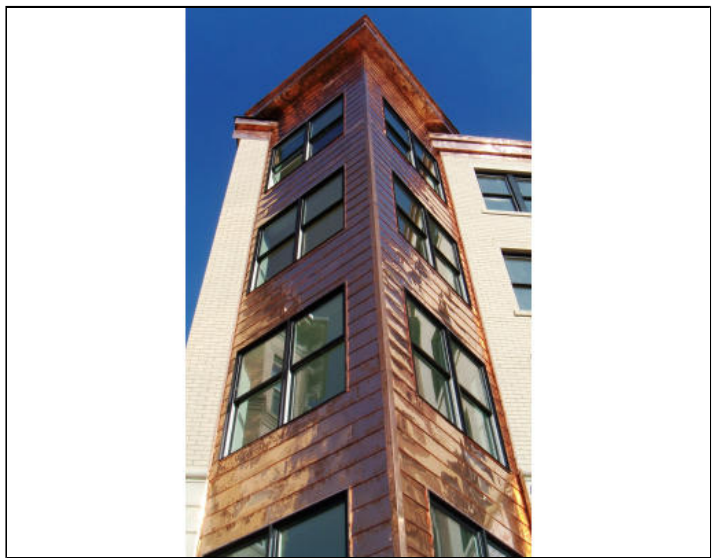
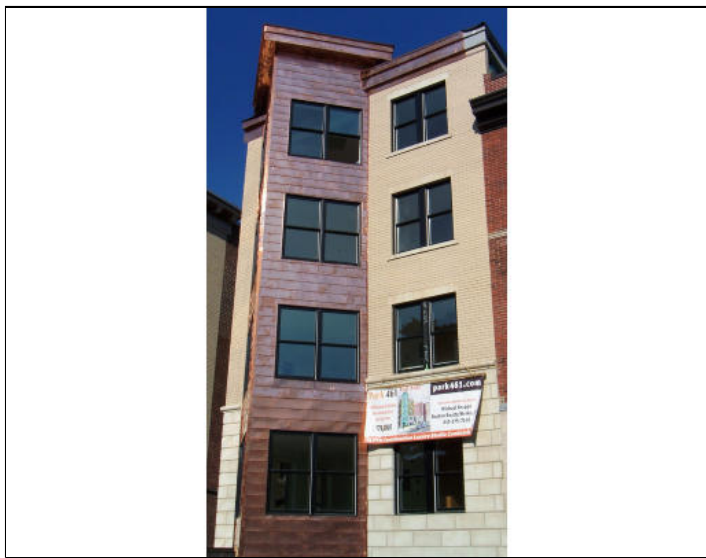
Disclosure Declaration: **No**
 Disclosures: **Square footage is approximate.**
 Exclusions:
 Lead Paint: **None**
 UFFI: Warranty Available:
 Year Built/Converted: **2007/**
 Year Built Source: **Owner**
 Year Built Desc: **Actual**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$0**
 Tax: **\$0** Tax Year: **2007**
 Book: **0000** Page: **0000**
 Cert:
 Zoning Code: **R**
 Map: Block: Lot:

Market Information

Listing Date: **1/11/2008** Listing Market Time: MLS# has been on for **12** day(s)
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**MLS # 70696234 - Active
Condo - Mid-Rise**

**461 Park Drive - Unit 404
Boston, MA : The Fenway 02215
Suffolk County**

List Price: **\$339,000**

Total Rooms: **2** Bedrooms: **0**
Full/Half/Master Baths: **1/0/** Fireplaces: **0**
Unit Placement: **--** Unit Level: **0**
Grade School: Middle School:
High School:
Directions: **Near the corner of Beacon Street in Audubon Circle**

Remarks

Wonderful & HUGE contemporary new-construction luxury studio view VIEWS at PARK 461 in the Heart of Audubon Circle near the corner of Beacon Street at Park Drive. Open-plan granite kitchen w/ black appliances, bamboo flrs, great layout. Central heat, AC, elev bldg. AAA location. 2007 ground up new construction, ready to move into at closing! Walk to Longwood, BU, Simmons, Back Bay & all the West Fenway has to offer! This is a MUST SEE property.

Property Information

Approx. Living Area: **463 sq. ft. (\$732.18/sq. ft.)** Approx. Acres: Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **Central Heat** Parking Spaces: **0 --**
Living Area Source: **Master Deed** Cool Zones: **Wall AC** # of Living Levels: **1**
Living Area Disclosures:

Complex & Association Information

Complex Name: **PARK 461** Units in Complex: **21** Complete: **No** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$231.22** Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Association Pool:
Basement: **No**
Beach: **No**
Sewer and Water: **City/Town Water**
Waterfront: **No**

Other Property Info

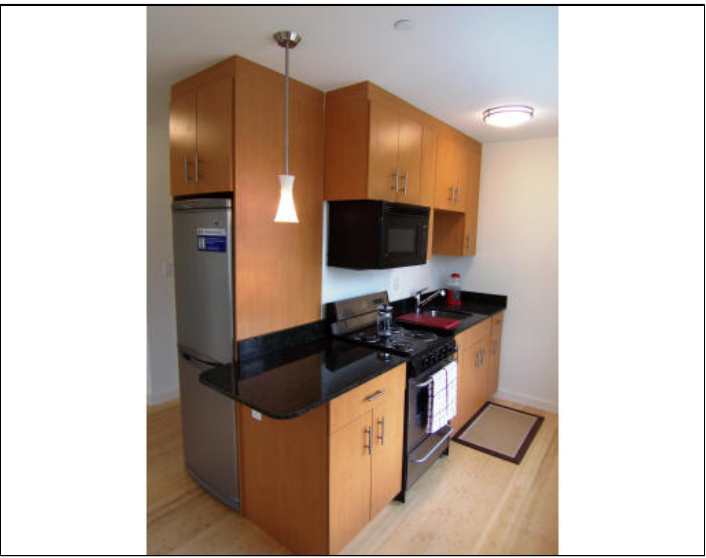
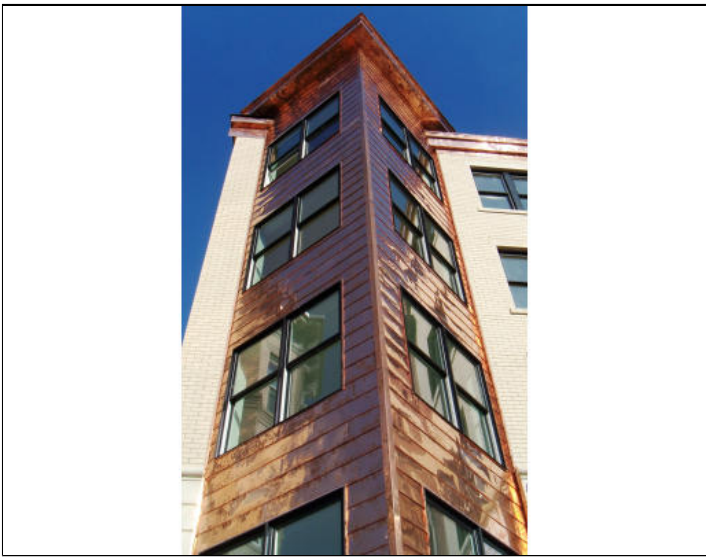
Disclosure Declaration: **No**
Disclosures: **Square footage is approximate.**
Exclusions:
Lead Paint: **None**
UFFI: Warranty Available:
Year Built/Converted: **2007/**
Year Built Source: **Owner**
Year Built Desc: **Actual**
Year Round:

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2007**
Book: **0000** Page: **0000**
Cert:
Zoning Code: **R**
Map: Block: Lot:

Market Information

Listing Date: **1/11/2008** Listing Market Time: MLS# has been on for **12** day(s)
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Sale Date:



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