



MLS # 70712771 - Active

Condo - Mid-Rise

461 Park Drive - Unit G-03

List Price: **\$249,000**

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 contemporary new-construction garden-level 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: **318 sq. ft. (\$783.02/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: **\$175**

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: **2/15/2008**

Listing Market Time: MLS# has been on for **4** day(s)

Days on Market: Property has been on the market for a total of **4** day(s)

Office Market Time: Office has listed this property for **4** day(s)

Expiration Date:

Original Price: **\$249,000**

Off Market Date:

Sale Date:



**MLS # 70712772 - Active
Condo - Mid-Rise**

461 Park Drive - Unit 303 List Price: **\$289,000**
Boston, MA : The Fenway 02215
Suffolk County
 Total Rooms: **2** Bedrooms: **0**
 Full/Half/Master Baths: **1/0/** Fireplaces: **0**
 Unit Placement: **--** Unit Level: **3**
 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! 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. (\$850/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: \$203.11	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: 2/15/2008	Listing Market Time: MLS# has been on for 4 day(s)
Days on Market: Property has been on the market for a total of 4 day(s)	Office Market Time: Office has listed this property for 4 day(s)
Expiration Date:	
Original Price: \$289,000	
Off Market Date:	
Sale Date:	



MLS # 70712775 - Active

Condo - Mid-Rise

461 Park Drive - Unit 502

List Price: \$289,000

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 top-floor 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: 313 sq. ft. (\$923.32/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: 2/15/2008

Listing Market Time: MLS# has been on for 4 day(s)

Days on Market: Property has been on the market for a total of 152 day(s) Office Market Time: Office has listed this property for 152 day(s)

Expiration Date:

Original Price: \$289,000

Off Market Date:

Sale Date:

Photo Currently
Unavailable



MLS # 70712778 - Active
Condo - Mid-Rise

461 Park Drive - Unit 503
Boston, MA : The Fenway 02215
Suffolk County

List Price: **\$309,000**

Total Rooms: 2
Full/Half/Master Baths: 1/0/
Unit Placement: --
Grade School:
High School:

Bedrooms: 0
Fireplaces: 0
Unit Level: 5
Middle 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! 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. (\$908.82/sq. ft.)**
Living Area Includes:
Living Area Source: **Master Deed**
Living Area Disclosures:

Approx. Acres:
Heat Zones: **Central Heat**
Cool Zones: **Wall AC**

Garage Spaces: **0 --**
Parking Spaces: **0 --**
of Living Levels: **1**

Complex & Association Information

Complex Name: **PARK 461**
Association: **Yes** Fee: **\$217.17**

Units in Complex: **21** Complete: **No** Units Owner Occupied: Source:
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: **2/15/2008** Listing Market Time: MLS# has been on for **4** day(s)
Days on Market: Property has been on the market for a total of **4** day(s) Office Market Time: Office has listed this property for **4** day(s)
Expiration Date:
Original Price: **\$309,000**
Off Market Date:
Sale Date:



**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

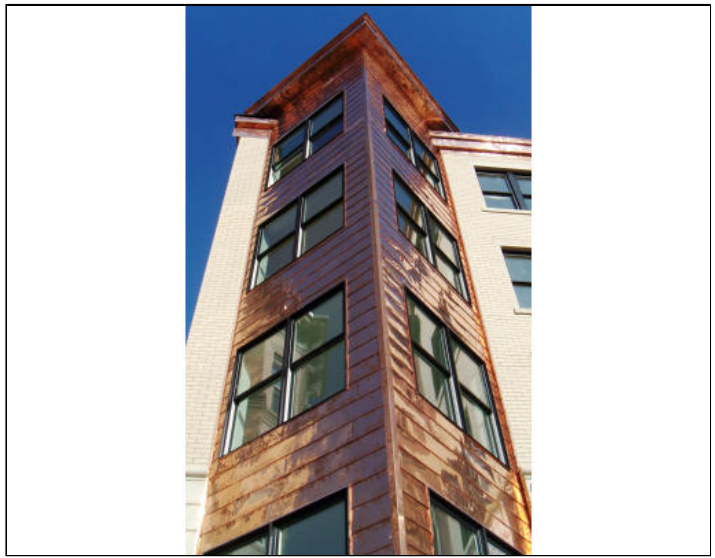
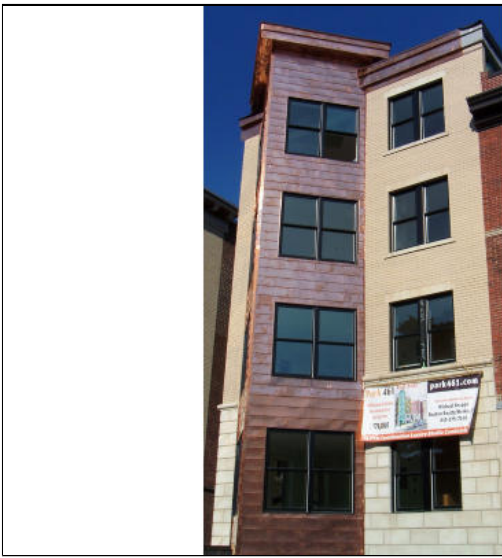
Disclosure Declaration: **No**
 Disclosures: **Square footage is approximate.**
 Exclusions:
 Lead Paint: **None**
 UFFI: Warranty Available:
 Year Built/Converted: **2007/**
 Year Built Source: **Owner**
 Year Built Desc: **Actual**
 Year Round:

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 **39** day(s)
 Days on Market: Property has been on the market for a total of **39** day(s) Office Market Time: Office has listed this property for **39** day(s)
 Expiration Date:
 Original Price: **\$329,000**
 Off Market Date:
 Sale Date:



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

461 Park Drive - Unit 204

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

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. (\$710.58/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 **39** day(s)

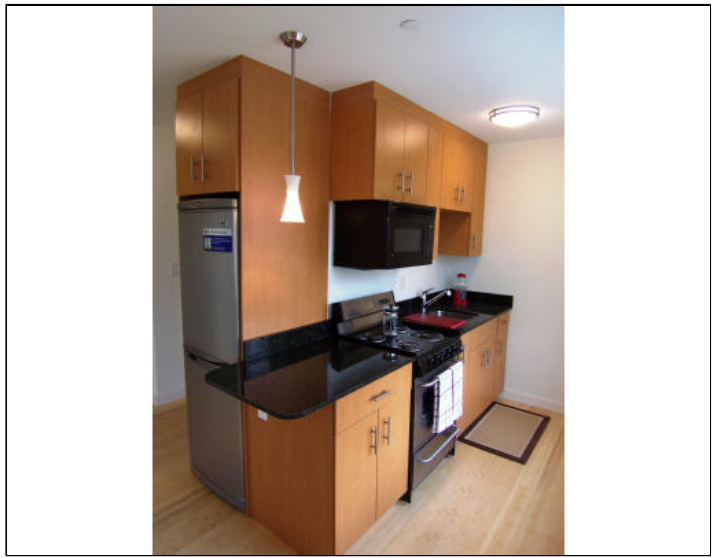
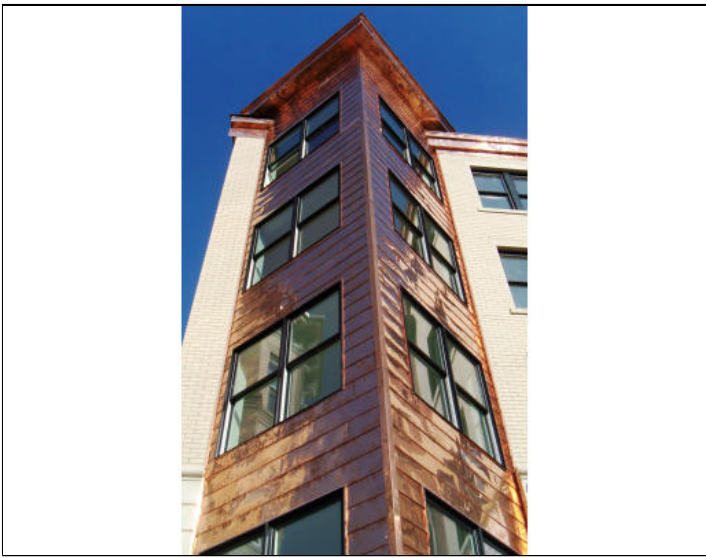
Days on Market: Property has been on the market for a total of **130** day(s) Office Market Time: Office has listed this property for **130** day(s)

Expiration Date:

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

Off Market Date:

Sale Date:



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**MLS # 70712773 - Active
Condo - Mid-Rise**

461 Park Drive - Unit 401 List Price: **\$339,000**
Boston, MA : The Fenway 02215
Suffolk County
 Total Rooms: **2** Bedrooms: **0**
 Full/Half/Master Baths: **1/0/** Fireplaces: **0**
 Unit Placement: **--** Unit Level: **4**
 Grade School: Middle School:
 High School:
 Directions: **Near the corner of Beacon Street in Audubon Circle**

Remarks

Wonderful & very sunny contemporary new-constuction 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: **382 sq. ft. (\$887.43/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: **\$238.25** 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: **2/15/2008** Listing Market Time: MLS# has been on for **4** day(s)
 Days on Market: Property has been on the market for a total of **152** day(s) Office Market Time: Office has listed this property for **152** day(s)
 Expiration Date:
 Original Price: **\$339,000**
 Off Market Date:
 Sale Date:



**MLS # 70696234 - Active
Condo - Mid-Rise**

461 Park Drive - Unit 404

List Price: **\$349,000**

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 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. (\$753.78/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 **39** day(s)

Days on Market: Property has been on the market for a total of **39** day(s)

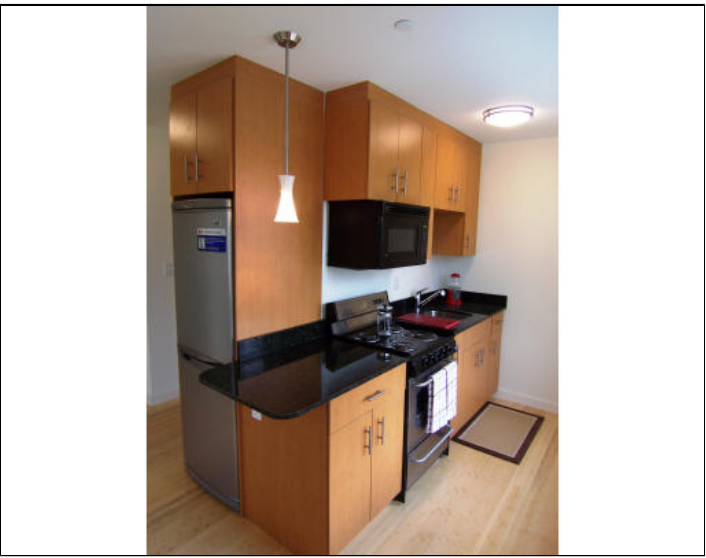
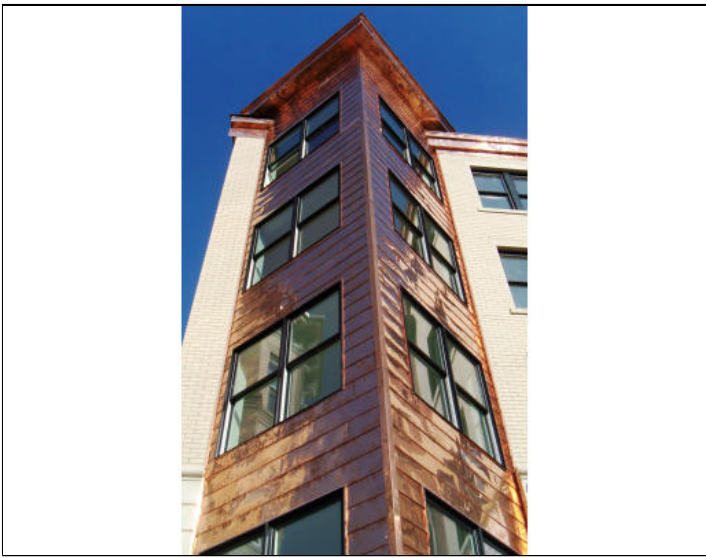
Office Market Time: Office has listed this property for **39** day(s)

Expiration Date:

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

Off Market Date:

Sale Date:



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