

MLS # 70557603 - Active

Condo - Low-Rise

278 Clarendon St - Unit 4

List Price: \$389,000

Boston, MA : Back Bay 02116-1405

Suffolk County

Total Rooms: 2

Bedrooms: 1

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

Fireplaces: 1

Unit Placement: Middle, Front

Unit Level: 1

Grade School:

Middle School:

High School:

Directions: Between Beacon & Marlborough

Remarks

Showings to commence May 6, 2007.

Property Information

Approx. Living Area: 636 sq. ft. (\$611.64/sq. ft.)

Approx. Acres: 0

Garage Spaces: 0 --

Living Area Includes:

Heat Zones: Steam

Parking Spaces: 0 --

Living Area Source: Field Card

Cool Zones: Window AC

# of Living Levels: 2

Living Area Disclosures:

Complex & Association Information

Complex Name:

Units in Complex: 10 Complete: Yes

Units Owner Occupied: 8 Source:

Association: Yes Fee: \$320

Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Garden Area

Room Levels, Dimensions and Features

Room	Level	Size	Features
<b>Features</b>			
Association Pool: No			
Basement: No			
Beach: No			
Docs in Hand: Master Deed			
Electric Features: Fuses			
Exterior: Brick			
Management: Professional - Off Site			
Pets Allowed: Yes w/ Restrictions (See Remarks)			
Roof Material: Slate, Rubber			
Sewer and Water: City/Town Water			
Waterfront: No			
<b>Other Property Info</b>			
Adult Community: No			
Disclosure Declaration: No			
Disclosures: Taxes have increased.			
Exclusions: None noted at this time			
Lead Paint: Unknown			
UFFI: Unknown Warranty Available: No			
Year Built/Converted: 1910/1988			
Year Built Source: Public Record			
Year Built Desc: Approximate			
Year Round:			
<b>Tax Information</b>			
Pin #: W:05 P:02704 S:010			
Assessed: \$342,600			
Tax: \$3810 Tax Year: 2006			
Book: 35326 Page: 150			
Cert:			
Zoning Code: res			
Map: Block: Lot:			

Features

Association Pool: No

Basement: No

Beach: No

Docs in Hand: Master Deed

Electric Features: Fuses

Exterior: Brick

Management: Professional - Off Site

Pets Allowed: Yes w/ Restrictions (See Remarks)

Roof Material: Slate, Rubber

Sewer and Water: City/Town Water

Waterfront: No

Other Property Info

Adult Community: No

Disclosure Declaration: No

Disclosures: Taxes have increased.

Exclusions: None noted at this time

Lead Paint: Unknown

UFFI: Unknown Warranty Available: No

Year Built/Converted: 1910/1988

Year Built Source: Public Record

Year Built Desc: Approximate

Year Round:

Tax Information

Pin #: W:05 P:02704 S:010

Assessed: \$342,600

Tax: \$3810 Tax Year: 2006

Book: 35326 Page: 150

Cert:

Zoning Code: res

Map: Block: Lot:

Firm Remarks

Call Gareth to show at 617/515-1576

Market Information

Listing Date: 4/12/2007

Listing Market Time: MLS# has been on for 49 day(s)

Days on Market: Property has been on the market for a total of 49 day(s)

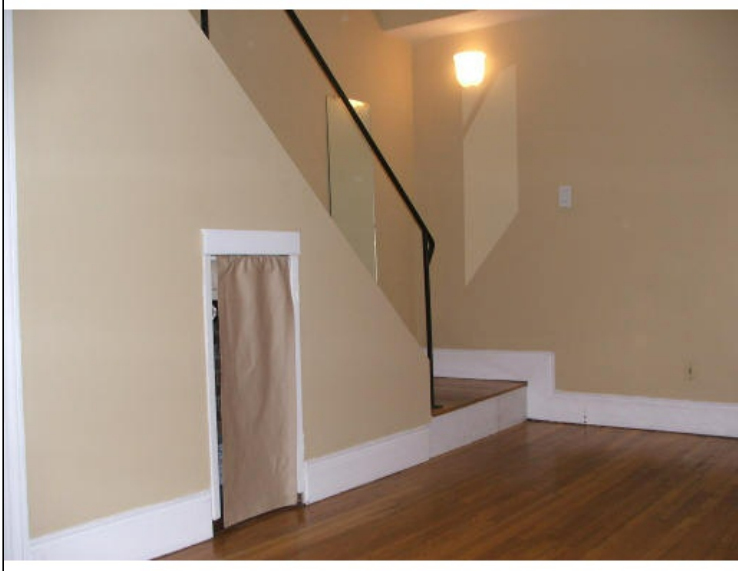
Office Market Time: Office has listed this property for 49 day(s)

Expiration Date:

Original Price: \$399,000

Off Market Date:

Sale Date:



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MLS # 70522934 - Active

Condo - Mid-Rise

2 Clarendon St - Unit 408

Boston, MA : South End 02116-6137

Suffolk County

Total Rooms: 5

Full/Half/Master Baths: 1/0/

Unit Placement: Upper

Grade School:

High School:

Directions: Corner of Clarendon and Montgomery St

List Price: \$499,000

Bedrooms: 1

Fireplaces: 1

Unit Level: 4

Middle School:

### Remarks

Beautiful 4th floor, 1+ bedroom, 1 bath condo in prime South End location. Features include 6ft circular window w/Back Bay views, fireplace w/mahogany detailed mantle, hardwood floors, high ceilings & central AC. Good storage space including double closets in the bedroom. The bathroom has a granite vanity & the kitchen has stainless appliances. Common amenities include: roof deck w/Back Bay & Downtown views, elevator, garbage room. Rental on-site parking available.

### Property Information

Approx. Living Area: 793 sq. ft. (\$629.26/sq. ft.)

Approx. Acres: 0

Garage Spaces: 0 --

Living Area Includes:

Heat Zones: 2 Heat Pump

Parking Spaces: 0 Rented, On Street Permit

Living Area Source: Master Deed

Cool Zones: 2 Central Air

# of Living Levels: 1

Living Area Disclosures:

### Complex & Association Information

Complex Name:

Units in Complex: 60 Complete:

Units Owner Occupied: Source:

Association: Yes Fee: \$487.02

Fee Includes: Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	4	22x12	Fireplace, Hard Wood Floor, Dining Area
Kitchen:	4	9x8	Hard Wood Floor
Master Bedroom:	4	18x10	Wall to Wall Carpet
Bath 1:	4	8x5	Full Bath, Ceramic Tile Floor, Granite/Solid Counters
Den:	4	11x10	Wall to Wall Carpet

### Features

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

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer

Association Pool:

Basement: No

Beach: No

Construction: Brick

Exterior: Brick

Flooring: Wood

Interior Features: Cable Available, Intercom

Management: Professional - Off Site

Sewer and Water: City/Town Water

Utility Connections: for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup

Waterfront: No

### Other Property Info

Disclosure Declaration: No

Disclosures:

Exclusions:

Lead Paint: Unknown

UFFI: Warranty Available:

Year Built/Converted: 1988/

Year Built Source: Public Record

Year Built Desc: Actual

Year Round:

### Tax Information

Pin #: W:04 P:00206 S:066

Assessed: \$448,400

Tax: \$4986 Tax Year: 2006

Book: 28375 Page: 66

Cert:

Zoning Code: U

Map: Block: Lot:

### Firm Remarks

This is an Entry Only Listing. The list agent will be providing limited service to the seller. Please contact the list office for further details.

### Market Information

Listing Date: 2/7/2007

Listing Market Time: MLS# has been on for 114 day(s)

Days on Market: Property has been on the market for a total of 114 day(s)

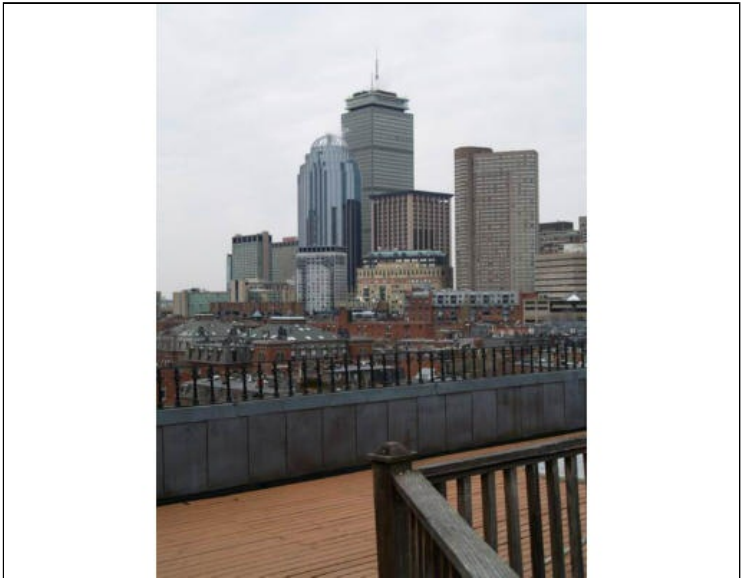
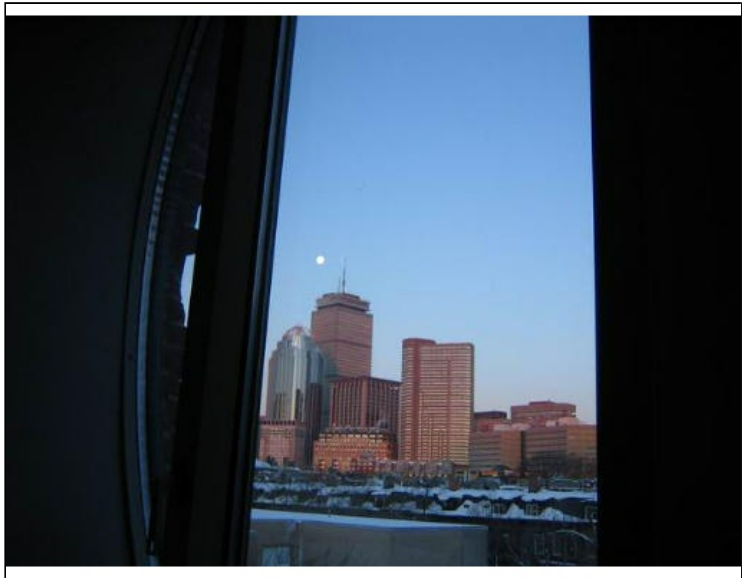
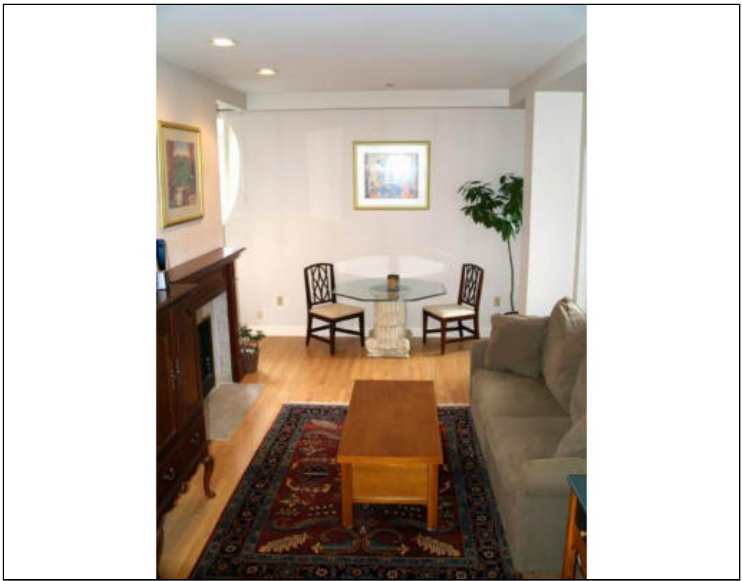
Office Market Time: Office has listed this property for 114 day(s)

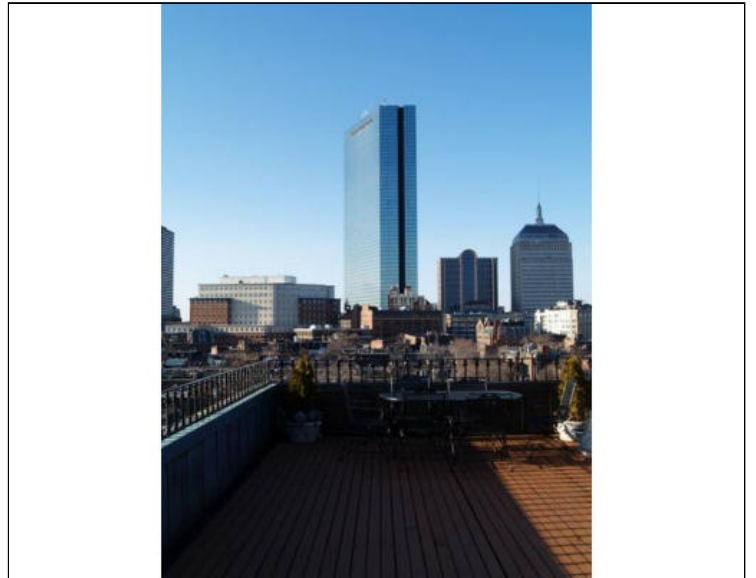
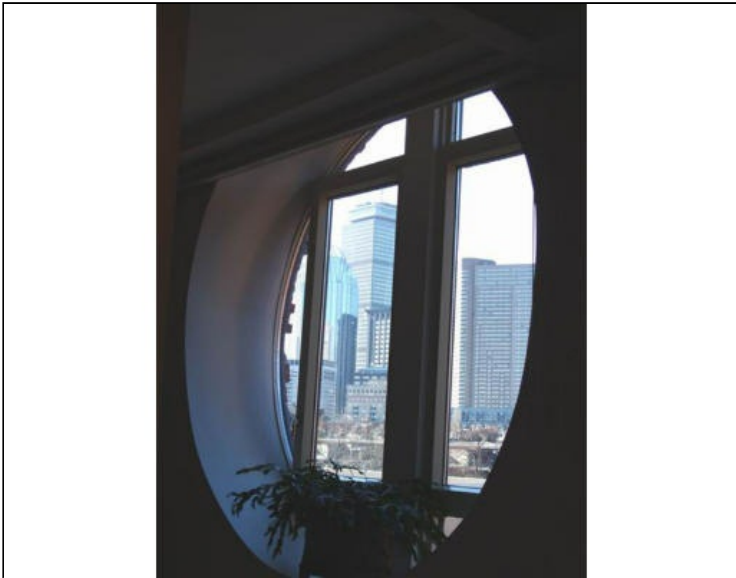
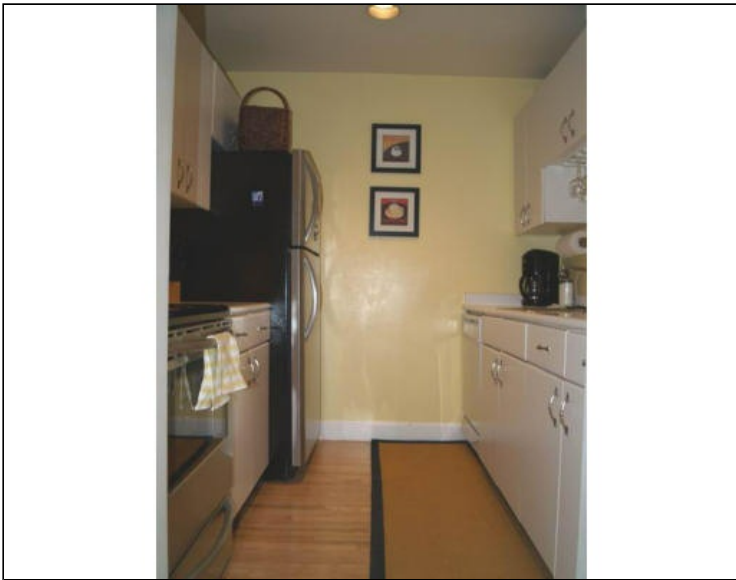
Expiration Date:

Original Price: \$509,000

Off Market Date:

Sale Date:





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**MLS # 70536922 - Active**

**Condo - Rowhouse**

**44 Clarendon St - Unit 2  
Boston, MA : South End 02116  
Suffolk County**

List Price: **\$775,000**

Total Rooms: **5**  
Full/Half/Master Baths: **1/1/No**  
Unit Placement: **Top/Penthouse**  
Grade School:  
High School:

Bedrooms: **2**  
Fireplaces: **1**  
Unit Level: **3**  
Middle School:

Directions: **On the west side of Clarendon between Columbus and Tremont**

**Remarks**

**Fabulous two bedroom, one and a half bath residence with eat-in kitchen, gas cooking, lovely rear deck overlooking Dartmouth Place, elegant living/dining room with bay window and gas fireplace, two spacious bedrooms and marble master bath. New central A/C, hardwood floors, and a location second to none!**

**Property Information**

Approx. Living Area: **1024 sq. ft. (\$756.84/sq. ft.)**  
Living Area Includes:  
Living Area Source: **Owner**  
Living Area Disclosures:

Approx. Acres:  
Heat Zones: **Forced Air, Gas**  
Cool Zones: **Central Air**

Garage Spaces: **0 --**  
Parking Spaces: **0 --**  
# of Living Levels: **2**

**Complex & Association Information**

Complex Name:  
Association: **Yes** Fee: **\$202**

Units in Complex: **2** Complete: **Yes** Units Owner Occupied: **100** Source: **Owner**  
Fee Includes: **Hot Water, Water, Sewer, Master Insurance**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Shopping**  
Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**  
Association Pool: **No**  
Basement: **Yes**  
Beach: **No**  
Exterior: **Brick**  
Exterior Features: **Deck**  
Flooring: **Wood**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: Warranty Available:  
Year Built/Converted: **1865/**  
Year Built Source: **Owner**  
Year Built Desc: **Approximate**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$586,200**  
Tax: **\$6442.34** Tax Year: **2007**  
Book: **00000** Page: **0000**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

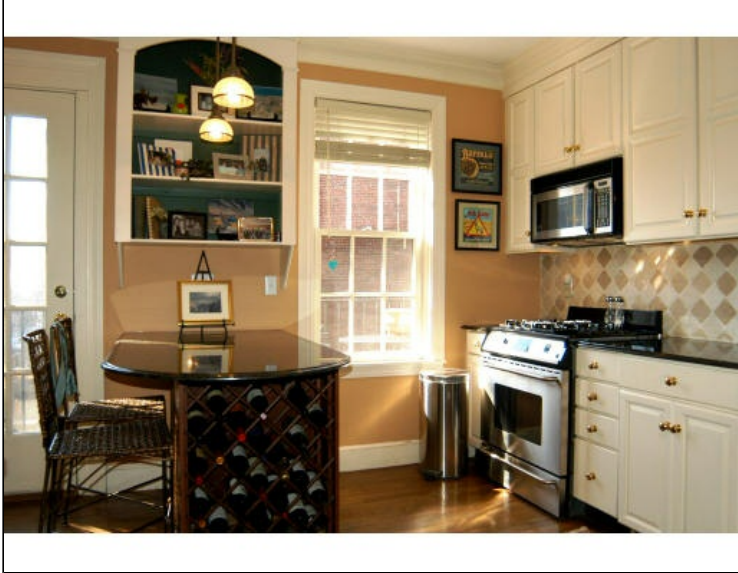
**Firm Remarks**

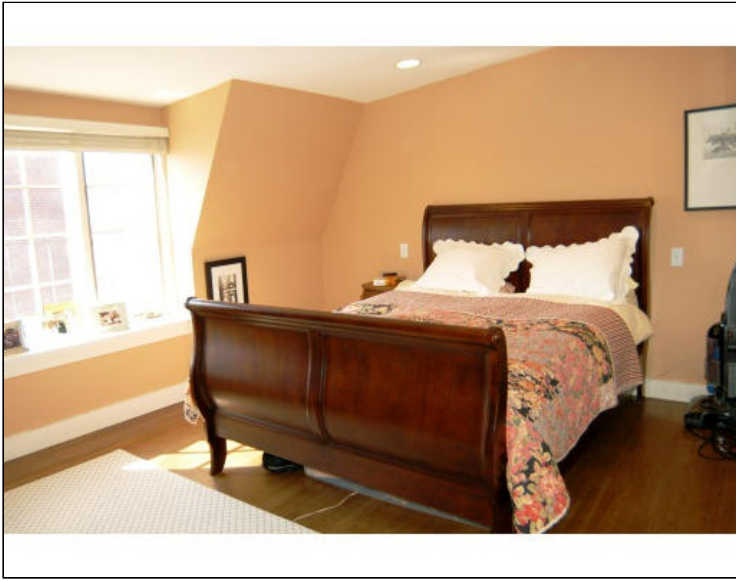
**Call office for showings: Brad,John,Conor,or Jackie**

**Market Information**

Listing Date: **3/8/2007**  
Days on Market: Property has been on the market for a total of **85** day(s)  
Expiration Date:  
Original Price: **\$795,000**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **85** day(s)  
Office Market Time: Office has listed this property for **85** day(s)





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**MLS # 70371139 - Active  
Condo - Townhouse**

**270 Clarendon Street - Unit 2  
Boston, MA : Back Bay 02116  
Suffolk County**

List Price: **\$3,550,000**

Total Rooms: **7**  
Full/Half/Master Baths: **3/2/Yes**  
Unit Placement: --  
Grade School:  
High School:  
Directions: \*

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

**Remarks**

**Please visit our web-site -- New-Construction! 3+ Bedrooms, 3 Bathrooms, 2 Powder Rooms. The Marlborough Maisonette feels like living in a Town House! Corner Exposures in a Gorgeous Ruskin Gothic Building. 'Cyber Style' Technology, Open Gourmet Kitchen, Custom Cabinetry, Family/ Media Center, Master Bedroom Suite, Elevator and Parking, Fantastic opportunity.**

**Property Information**

Approx. Living Area: **3400 sq. ft. (\$1,044.12/sq. ft.)**

Approx. Acres:

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **Central Heat, None**

Parking Spaces: **1 Off-Street**

Living Area Source: **Measured**

Cool Zones: **Central Air**

# of Living Levels: **5**

Living Area Disclosures:

**Complex & Association Information**

Complex Name:

Units in Complex: **2** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$0**

Fee Includes: **N/A**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

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

**Other Property Info**

Disclosure Declaration: **Yes**  
Disclosures: **Taxes and Assessment based upon estimated tax bill.**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: Warranty Available:  
Year Built/Converted: **1920/**  
Year Built Source: **Public Record**  
Year Built Desc: **Approximate**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$1,544,500**  
Tax: **\$16835.05** Tax Year: **2007**  
Book: **000000** Page: **000**  
Cert:  
Zoning Code: **residential**  
Map: Block: Lot:

**Market Information**

Listing Date: **4/20/2006**

Listing Market Time: MLS# has been on for **403** day(s)

Days on Market: Property has been on the market for a total of **403** day(s)

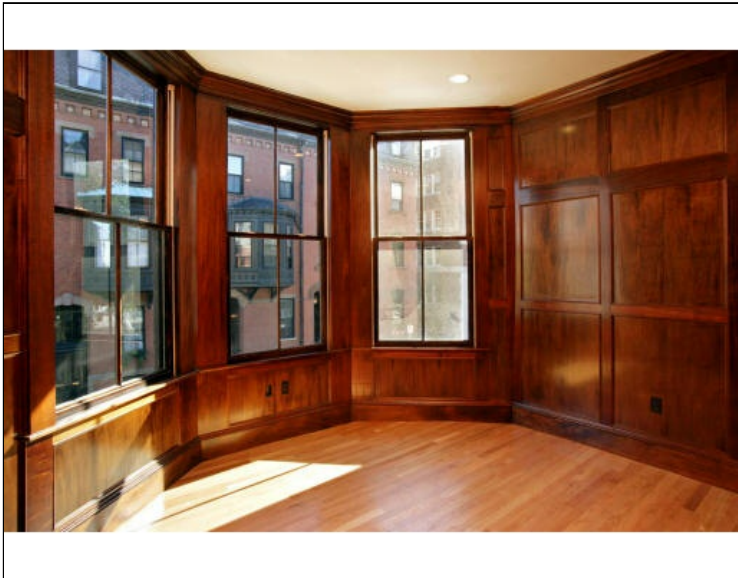
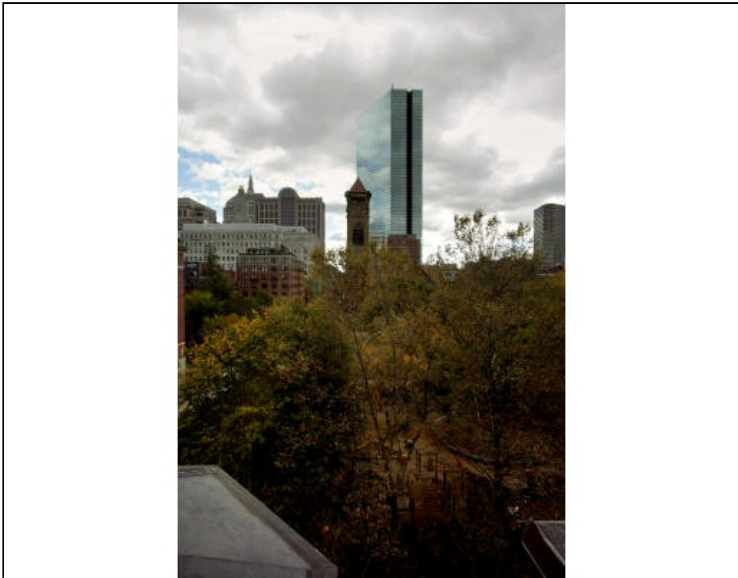
Office Market Time: Office has listed this property for **403** day(s)

Expiration Date:

Original Price: **\$3,800,000**

Off Market Date:

Sale Date:





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MLS # 70371147 - Active

Condo - Townhouse

270 Clarendon - Unit 1

List Price: \$3,675,000

Boston, MA : Back Bay 02116

Suffolk County

Total Rooms: 7

Bedrooms: 3

Full/Half/Master Baths: 3/2/Yes

Fireplaces: 2

Unit Placement: --

Unit Level: 0

Grade School:

Middle School:

High School:

Directions: \*

### Remarks

Please Visit our web-site-- New-Construction! 3+ Bedrooms, 3 Bathrooms Maisonette in a Corner Building. Feels like living in a single family home, Corner Exposures, Stunning views of the Back Bay Skyline, "Cyber Style" Technology, Master Bedroom Suite with amazing storage space, Custom Detail, Gourmet Kitchen, Penthouse/Media Room, Elevator, Parking. Don't miss this unique opportunity to work with one of Boston's most talented Development teams.

### Property Information

Approx. Living Area: 3800 sq. ft. (\$967.11/sq. ft.)

Approx. Acres: 0.05 (2352 sq. ft.)

Garage Spaces: 0 --

Living Area Includes:

Heat Zones: Central Heat, None

Parking Spaces: 1 Off-Street

Living Area Source: Measured

Cool Zones: Central Air

# of Living Levels: 6

Living Area Disclosures:

### Complex & Association Information

Complex Name:

Units in Complex: 2 Complete:

Units Owner Occupied: Source:

Association: Yes Fee: \$0

Fee Includes: N/A

### Room Levels, Dimensions and Features

Room	Level	Size	Features
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#### Features

Association Pool:

Basement: Yes

Beach: No

Sewer and Water: City/Town Water

Waterfront: No

#### Other Property Info

Disclosure Declaration: No

Disclosures: Taxes and Assessment based upon estimated tax bill.

Exclusions:

Lead Paint: Unknown

UFFI: Warranty Available:

Year Built/Converted: 1920/

Year Built Source: Public Record

Year Built Desc: Approximate

Year Round:

#### Tax Information

Pin #:

Assessed: \$1,544,500

Tax: \$16835.05 Tax Year: 2007

Book: 000000 Page: 0000

Cert:

Zoning Code: residential

Map: Block: Lot:

### Market Information

Listing Date: 4/20/2006

Listing Market Time: MLS# has been on for 403 day(s)

Days on Market: Property has been on the market for a total of 403 day(s)

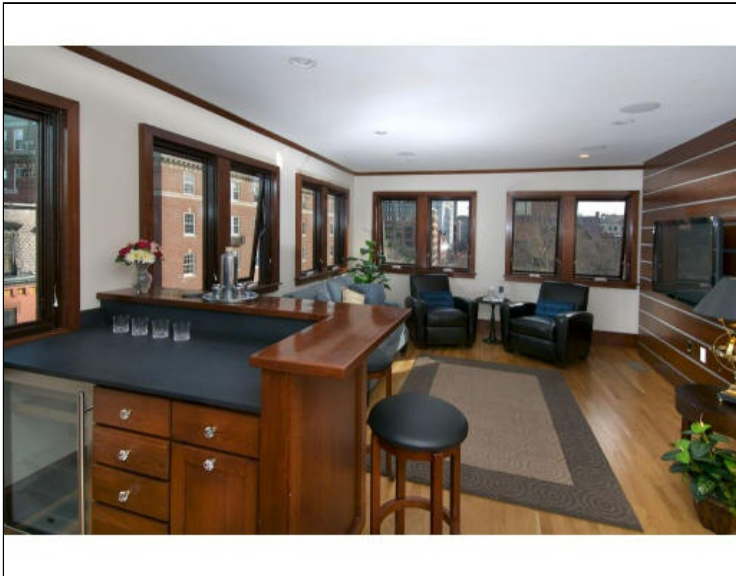
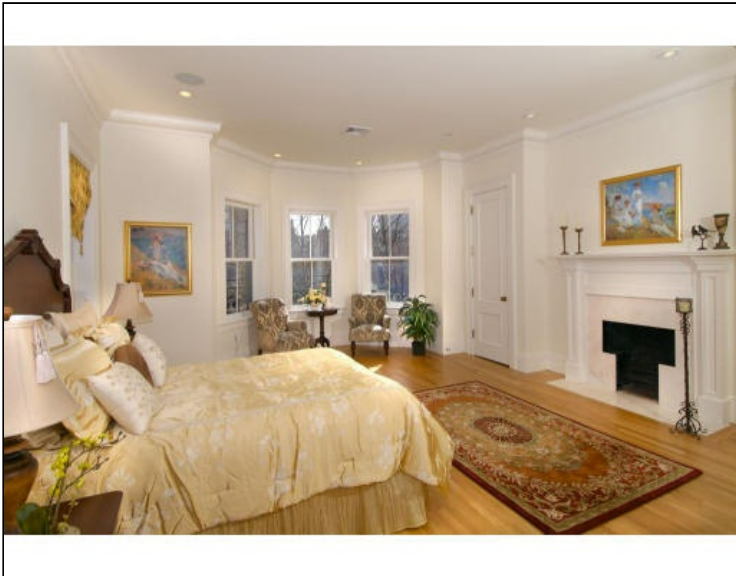
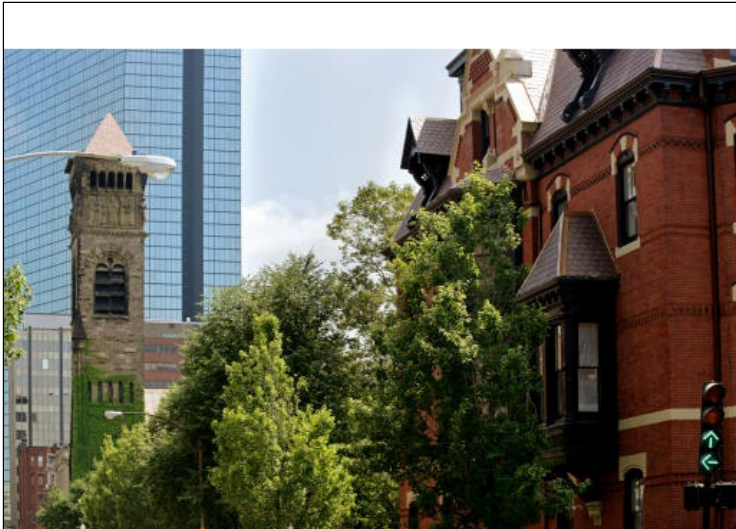
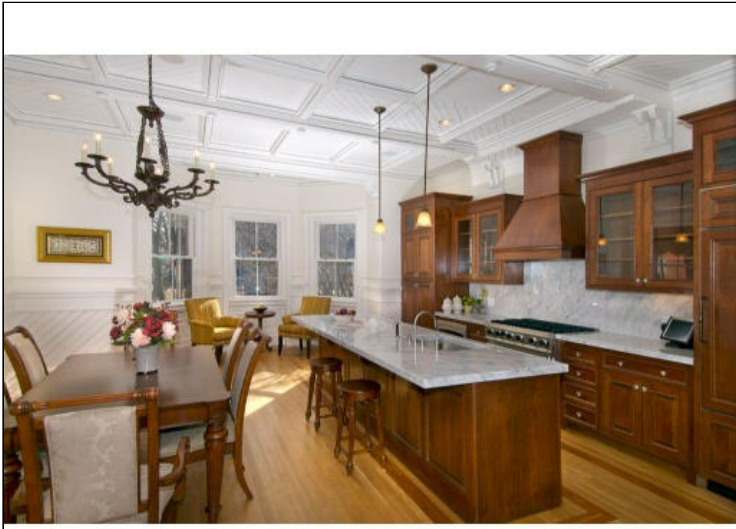
Office Market Time: Office has listed this property for 403 day(s)

Expiration Date:

Original Price: \$4,200,000

Off Market Date:

Sale Date:



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