



**MLS # 70560881 - Active**  
**Condo - Mid-Rise**  
**80 Broad Street - Unit 305**  
**Boston, MA : Waterfront 02110**  
**Suffolk County**

List Price: **\$459,900**

Total Rooms: **3**  
 Full/Half/Master Baths: **1/0/No**  
 Unit Placement: **--**  
 Grade School:  
 High School:  
 Directions: **Broad Street,steps from Rose Kennedy Greenway**

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

## Remarks

**Brand New One Bedroom Third Floor Luxury Condo featuring hardwood floors, granite counters, stainless steel appliances, marble bath, partial view of Boston Harbor, Twenty-four hour concierge, Gorgeous lobby entrance and valet parking. Steps from Rose Kennedy Greenway,Fanuel Hall and Financial District.Valet Garage parking available for purchase or rent.Pet friendly. Broker/Owner.**

## Property Information

Approx. Living Area: <b>604 sq. ft. (\$761.42/sq. ft.)</b>	Approx. Acres:	Garage Spaces: <b>0 Attached, Under</b>
Living Area Includes:	Heat Zones: <b>1 Central Heat</b>	Parking Spaces: <b>0 --</b>
Living Area Source: <b>Master Deed</b>	Cool Zones: <b>1 Central Air</b>	# of Living Levels: <b>1</b>
Living Area Disclosures:		

## Complex & Association Information

Complex Name: <b>Folio Boston</b>	Units in Complex: <b>97</b> Complete: <b>Yes</b>	Units Owner Occupied: Source:
Association: <b>Yes</b> Fee: <b>\$336</b>	Fee Includes: <b>Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Snow Removal, Extra Storage, Refuse Removal</b>	

## Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

## Features

Association Pool:  
 Assoc. Security: **Doorman**  
 Basement: **No**  
 Beach: **No**  
 Construction: **Brick, Stone/Concrete**  
 Docs in Hand: **Master Deed, Management Association Bylaws**  
 Energy Features: **Insulated Windows**  
 Exterior: **Brick**  
 Management: **Professional - On Site**  
 Roof Material: **Rubber**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **Yes Harbor, Waterview Only**

## Other Property Info

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **No** Warranty Available:  
 Year Built/Converted: **2006/**  
 Year Built Source: **Owner**  
 Year Built Desc: **Actual**  
 Year Round: **Yes**

## Tax Information

Pin #:  
 Assessed: **\$99,999**  
 Tax: **\$99999** Tax Year: **2006**  
 Book: **999999** Page: **9999**  
 Cert:  
 Zoning Code: **Res**  
 Map: Block: Lot:

## Market Information

Listing Date: <b>4/18/2007</b>	Listing Market Time: MLS# has been on for <b>36</b> day(s)
Days on Market: Property has been on the market for a total of <b>36</b> day(s)	Office Market Time: Office has listed this property for <b>36</b> day(s)
Expiration Date:	
Original Price: <b>\$459,900</b>	
Off Market Date:	
Sale Date:	



The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2007 MLS Property Information Network, Inc.



MLS # 70546230 - Active

Condo - Hi-Rise

80 Broad St - Unit 403

List Price: **\$469,000**

Boston, MA : Financial District 02110-3503

Suffolk County

Total Rooms: **4**

Bedrooms: **1**

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

Fireplaces: **0**

Unit Placement: **Upper**

Unit Level: **4**

Grade School:

Middle School:

High School:

Directions: **Corner of Broad/Franklin,Boston 02110**

## Remarks

**865sqft: 1 large bedroom, 1 full bath w/Huge Walk-in Closet! Steps from new Greenway, Faneuil Hall, North End, Financial District, and Waterfront! Full Concierge Building | Elevator | Valet Service at your disposal | Pet Friendly! Including Granite counters | Washer/Dryer | Central Air/Heat | Dishwasher | Fridge Microwave | Lots of closet space overall | In-house Property Mgmt. Building opened in March 2006 (new construction). Garage Parking available on site.**

## Property Information

Approx. Living Area: **865 sq. ft. (\$542.20/sq. ft.)**

Approx. Acres: **0**

Garage Spaces: **0 Under**

Living Area Includes:

Heat Zones: **Central Heat**

Parking Spaces: **0 On Street Permit**

Living Area Source: **Appraiser**

Cool Zones: **Central Air**

# of Living Levels: **13**

Living Area Disclosures:

## Complex & Association Information

Complex Name:

Units in Complex: **96** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$480**

Fee Includes: **Heat, Hot Water, Gas, Water, Security, Elevator, Exterior Maintenance, Snow Removal, Refuse Removal, Valet Parking**

## Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:			<b>Hard Wood Floor, Dining Area</b>
Master Bedroom:			<b>Hard Wood Floor, Granite/Solid Counters</b>
Bedroom 2:			<b>Walk-in Closet, Wall to Wall Carpet</b>
Bath 1:			<b>Granite/Solid Counters</b>

## Features

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

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer**

Association Pool: **No**

Assoc. Security: **Intercom, TV Monitor, Doorman**

Basement: **No**

Beach: **No Harbor**

Construction: **Stone/Concrete**

Docs in Hand: **Unit Deed**

Exterior: **Brick**

Flooring: **Wood**

Insulation Features: **Unknown**

Management: **Professional - On Site**

Pets Allowed: **Yes**

Roof Material: **Rubber**

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

Utility Connections: **for Gas Range, for Electric Oven**

Waterfront: **Yes Harbor, Walk to**

## Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **None**

UFFI: Warranty Available:

Year Built/Converted:

**2006/**

Year Built Source: **Owner**

Year Built Desc: **Actual**

Year Round:

## Tax Information

Pin #:

Assessed: **\$520,000**

Tax: **\$2400** Tax Year:

**2006**

Book: **39182** Page: **218**

Cert: **00027662**

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: **3/24/2007**

Listing Market Time: MLS# has been on for **62** day(s)

Days on Market: Property has been on the market for a total of **62** day(s)

Office Market Time: Office has listed this property for **62** day(s)

Expiration Date:

Original Price: **\$479,000**

Off Market Date:

Sale Date:



The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2007 MLS Property Information Network, Inc.





**MLS # 70575774 - Active**  
**Condo - Mid-Rise**  
**80 Broad Street - Unit 304**  
**Boston, MA : Waterfront 02110**  
**Suffolk County**  
Total Rooms: **4**  
Full/Half/Master Baths: **2/0/**  
Unit Placement: **--**  
Grade School:  
High School:  
Directions: **Broad St.**

List Price: **\$789,000**

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

### Remarks

**This fabulous two bedroom, 2 bathroom corner unit at Folio features floor to ceiling windows in open living area overlooking the new greenway. The sunny kitchen features granite countertops and high end appliances. The master bedroom suite has a spacious bath with double sinks, soaking tub and glass enclosed shower. Hardwood floors and wall-to-wall carpeting in bedrooms. Washer/Dryer in unit, Central air/heat, 24-hour concierge, pet friendly, valet garage parking available and offers Hilton**

### Property Information

Approx. Living Area: **1282 sq. ft. (\$615.44/sq. ft.)** Approx. Acres:  
Living Area Includes: Heat Zones: **Central Heat** Garage Spaces: **0 --**  
Living Area Source: **Unit Floor Plan** Cool Zones: **Central Air** Parking Spaces: **0 --**  
Living Area Disclosures: # of Living Levels: **1**

### Complex & Association Information

Complex Name: Units in Complex: **96** Complete: Units Owner Occupied: Source:  
Association: **Yes** Fee: **\$731** Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

### Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal**  
Association Pool: **No**  
Assoc. Security: **Doorman**  
Basement: **No**  
Beach: **No**  
Pets Allowed: **Yes**  
Sewer and Water: **City/Town Water**  
Waterfront: **No**

### Other Property Info

Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: Warranty Available:  
Year Built/Converted: **2006/**  
Year Built Source: **Owner**  
Year Built Desc: **Actual**  
Year Round:

### Tax Information

Pin #:  
Assessed: **\$999,999**  
Tax: **\$999** Tax Year: **2007**  
Book: **999** Page: **999**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

### Market Information

Listing Date: **5/10/2007** Listing Market Time: MLS# has been on for **14** day(s)  
Days on Market: Property has been on the market for a total of **14** day(s) Office Market Time: Office has listed this property for **14** day(s)  
Expiration Date:  
Original Price: **\$789,000**  
Off Market Date:  
Sale Date:



The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2007 MLS Property Information Network, Inc.



**MLS # 70576626 - Active**

**Condo - Mid-Rise**

**80 Broad St - Unit 1008**

List Price: **\$895,000**

**Boston, MA : Financial District 02110-3503**

**Suffolk County**

Total Rooms: **6**

Bedrooms: **2**

Full/Half/Master Baths: **2/0/Yes**

Fireplaces: **0**

Unit Placement: **Corner**

Unit Level: **10**

Grade School:

Middle School:

High School:

Directions: **Atlantic Avenue to Broad Street**

## Remarks

**Customized corner two bedroom, two bath residence with floor to ceiling windows. Exceptional city views and Southwestern exposure complete this sophisticated home.**

## Property Information

Approx. Living Area: **1168 sq. ft. (\$766.27/sq. ft.)**

Approx. Acres: **0**

Garage Spaces: **1 Under, Heated, Deeded**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces: **0 --**

Living Area Source: **Owner**

Cool Zones: **Central Air**

# of Living Levels: **0**

Living Area Disclosures:

## Complex & Association Information

Complex Name: **Folio**

Units in Complex: **96** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$839**

Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Extra Storage, Valet Parking**

## Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

## Features

Area Amenities: **Public Transportation, Shopping**

Association Pool:

Basement: **No**

Beach: **No**

Management: **Professional - On Site**

Pets Allowed: **Yes**

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

Waterfront: **No**

## Other Property Info

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built/Converted: **2005/**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round: **Yes**

## Tax Information

Pin #:

Assessed: **\$999,999,999**

Tax: **\$99999999** Tax Year: **2007**

Book: **999999** Page: **9999**

Cert:

Zoning Code: **Res**

Map: Block: Lot:

## Market Information

Listing Date: **5/11/2007**

Listing Market Time: MLS# has been on for **13** day(s)

Days on Market: Property has been on the market for a total of **211** day(s)

Office Market Time: Office has listed this property for **13** day(s)

Expiration Date:

Original Price: **\$895,000**

Off Market Date:

Sale Date:











MLS # 70561687 - Active

Condo - Hi-Rise

80 Broad Street - Unit 402

List Price: **\$899,900**

Boston, MA : Waterfront 02110

Suffolk County

Total Rooms: **4**

Bedrooms: **2**

Full/Half/Master Baths: **2/0/Yes**

Fireplaces: **0**

Unit Placement: --

Unit Level: **4**

Grade School:

Middle School:

High School:

Directions: **State Street to Broad St.**

## Remarks

**Large 2 bed,2 bath corner unit, with 11 floor-to-ceiling windows. Features African Cedar exotic hardwoods, chefs kitchen with Thermador, Viking, Meile and LG appliances, black onyx granite countertops, teak cabinetry, and halogen under cabinet lighting. MBR suite has lg walk-in closet, en-suite bath with under mounted sinks, marble vanity, tub and separate walk-in shower. Custom Solar window treatments, in-unit laundry, central air and heat, one valet pkg space. 24-hour concierge, pets ok.**

## Property Information

Approx. Living Area: **1405 sq. ft. (\$640.50/sq. ft.)** Approx. Acres:

Garage Spaces: **1 --**

Living Area Includes:

Heat Zones: **Central Heat**

Parking Spaces: **1 --**

Living Area Source: **Owner**

Cool Zones: **Central Air**

# of Living Levels: **1**

Living Area Disclosures:

## Complex & Association Information

Complex Name:

Units in Complex: **96** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$995**

Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Valet Parking**

## Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

## Features

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

Appliances: **Range, Dishwasher, Disposal, Refrigerator**

Association Pool:

Assoc. Security: **Doorman**

Basement: **No**

Beach: **No**

Management: **Professional - Off Site**

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

Waterfront: **No**

## Other Property Info

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built/Converted: **2006/**

Year Built Source: **Owner**

Year Built Desc: **Actual**

Year Round:

## Tax Information

Pin #:

Assessed: **\$0**

Tax: **\$6000** Tax Year: **07**

Book: **99999** Page: **999**

Cert:

Zoning Code: **res**

Map: Block: Lot:

## Market Information

Listing Date: **4/18/2007**

Listing Market Time: MLS# has been on for **33** day(s)

Days on Market: Property has been on the market for a total of **33** day(s)

Office Market Time: Office has listed this property for **33** day(s)

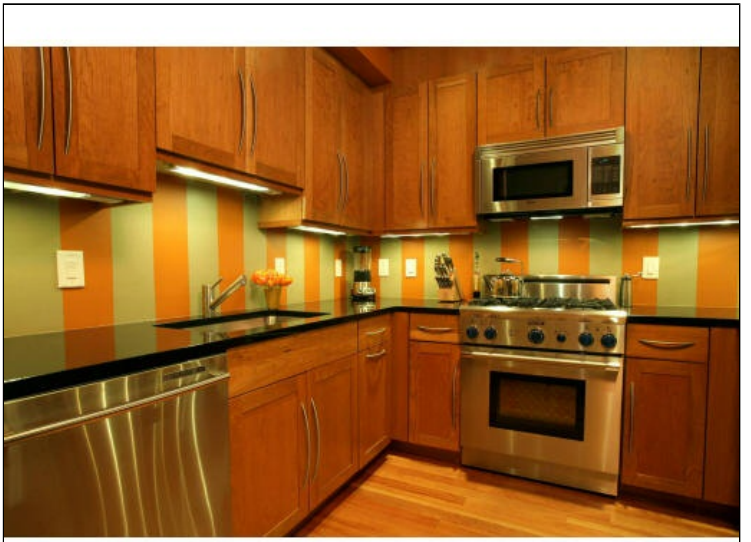
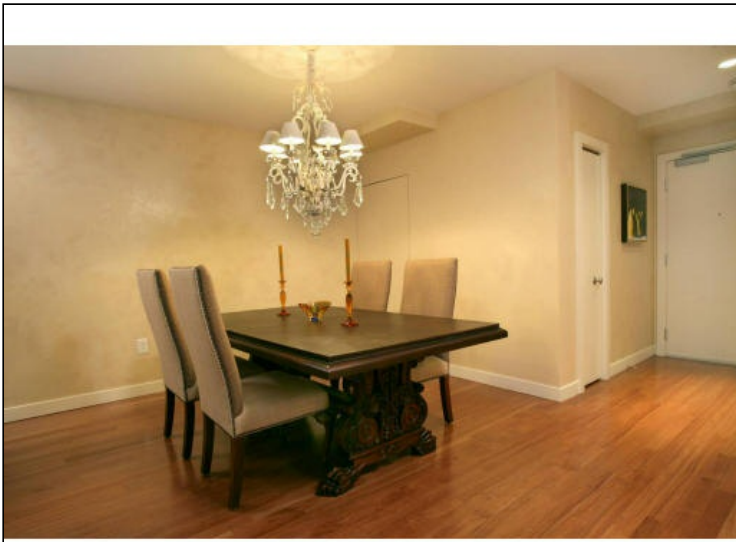
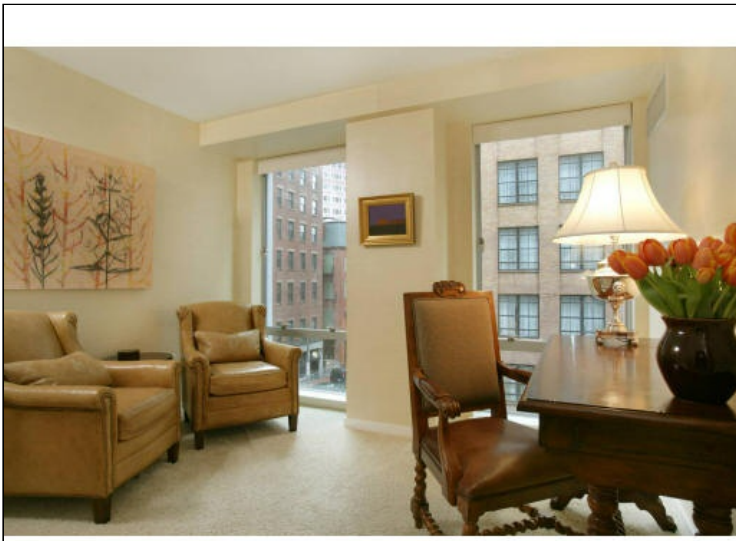
Expiration Date:

Original Price: **\$959,000**

Off Market Date:

Sale Date:





The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2007 MLS Property Information Network, Inc.



**MLS # 70481145 - Active**  
**Condo - Mid-Rise**  
**80 Broad St - Unit PH1101**  
**Boston, MA : Waterfront 02110-3503**  
**Suffolk County**  
Total Rooms: **6**  
Full/Half/Master Baths: **2/1/Yes**  
Unit Placement: **--**  
Grade School:  
High School:  
Directions: **Atlantic Ave. to Broad St.**

List Price: **\$1,299,000**

Bedrooms: **2**  
Fireplaces: **0**  
Unit Level: **11**  
Middle School:

## Remarks

**Completely customized w/marble rug design entry, hardwood floors. An open kitchen w/ ss appliances, European Maple Cabinets, Granite counter tops and floor, patterned Stainless Steel backsplash/ recessed lighting. A breakfast bar with hand painted glass lighting. Valet parking, GE washer and dryer, hotel services from the Hilton Hotel and Vintage Lounge. 24 Hr. Concierge/Valet Parking**

## Property Information

Approx. Living Area: <b>1516 sq. ft. (\$856.86/sq. ft.)</b>	Approx. Acres: <b>0</b>	Garage Spaces: <b>1 --</b>
Living Area Includes:	Heat Zones: <b>Forced Air</b>	Parking Spaces: <b>1 --</b>
Living Area Source: <b>Master Deed</b>	Cool Zones: <b>Central Air</b>	# of Living Levels: <b>15</b>
Living Area Disclosures:		

## Complex & Association Information

Complex Name: <b>Folio</b>	Units in Complex: <b>97</b> Complete:	Units Owner Occupied: Source:
Association: <b>Yes</b> Fee: <b>\$1,337</b>	Fee Includes: <b>Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Snow Removal, Refuse Removal, Valet Parking</b>	

## Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

## Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails**  
Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**  
Association Pool: **No**  
Assoc. Security: **Security Gate**  
Basement: **No**  
Beach: **No**  
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans**  
Management: **Professional - On Site**  
Pets Allowed: **Yes**  
Sewer and Water: **City/Town Water**  
Waterfront: **No**

## Other Property Info

Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **None**  
UFFI: Warranty Available:  
Year Built/Converted: **2006/**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round:

## Tax Information

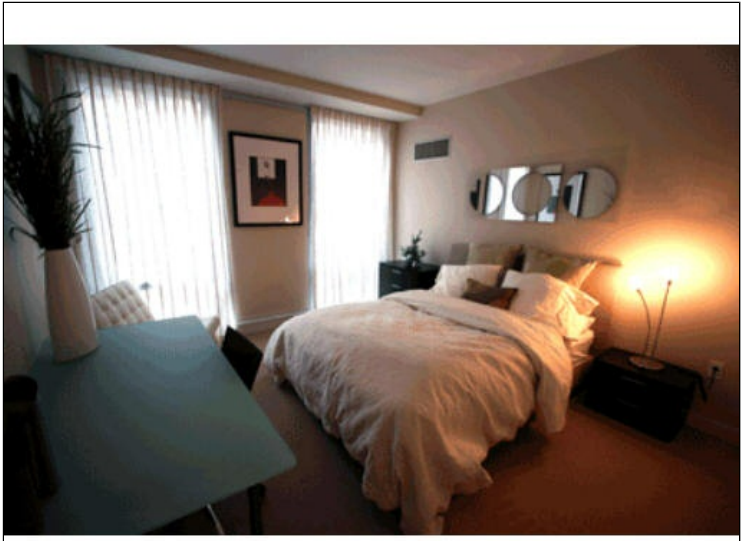
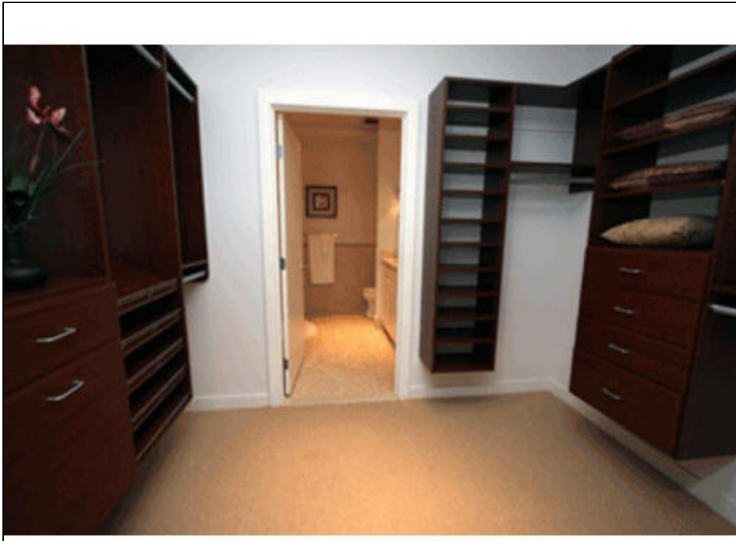
Pin #:  
Assessed: **\$0**  
Tax: **\$0** Tax Year: **2006**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

## Market Information

Listing Date: <b>10/25/2006</b>	Listing Market Time: MLS# has been on for <b>212</b> day(s)
Days on Market: Property has been on the market for a total of <b>212</b> day(s)	Office Market Time: Office has listed this property for <b>212</b> day(s)
Expiration Date:	
Original Price: <b>\$1,050,000</b>	
Off Market Date:	
Sale Date:	







The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2007 MLS Property Information Network, Inc.