



**MLS # 70555537 - Active**

**Condo - Mid-Rise**

**25 Channel Center - Unit 1007**

List Price: **\$515,000**

**Boston, MA : Seaport District 02210**

**Suffolk County**

Total Rooms: **5**

Bedrooms: **1**

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

Fireplaces: **0**

Unit Placement: **--**

Unit Level: **10**

Grade School:

Middle School:

High School:

Directions: **off A Street**

## Remarks

**Channel Center one bedroom flat with private deck, garage parking and amazing views. This fabulous 1 bed, 1 1/2 bath unit has sliding glass doors that open to a 200 sq ft deck. High end kitchen with granite counters and Viking appliances, Maple floors, custom lighting, closet systems, concierge and gym!**

## Property Information

Approx. Living Area: **924 sq. ft. (\$557.36/sq. ft.)**

Approx. Acres:

Garage Spaces: **1 Deeded**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces: **0 --**

Living Area Source: **Owner**

Cool Zones: **Central Air**

# of Living Levels: **1**

Living Area Disclosures:

## Complex & Association Information

Complex Name: **Channel Center**

Units in Complex: **77** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$450**

Fee Includes: **Heat, Hot Water, Gas, Water, Sewer**

## Room Levels, Dimensions and Features

Room	Level	Size	Features
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## Features

Association Pool: **No**

Basement: **No**

Beach: **No**

Flooring: **Wood**

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: **2003/**

Year Built Source: **Owner**

Year Built Desc: **Approximate**

Year Round:

## Tax Information

Pin #:

Assessed: **\$99,999**

Tax: **\$3568** Tax Year: **2006**

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

Cert:

Zoning Code: **9999999999**

Map: Block: Lot:

## Market Information

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

Listing Market Time: MLS# has been on for **156** day(s)

Days on Market: Property has been on the market for a total of **269** day(s)

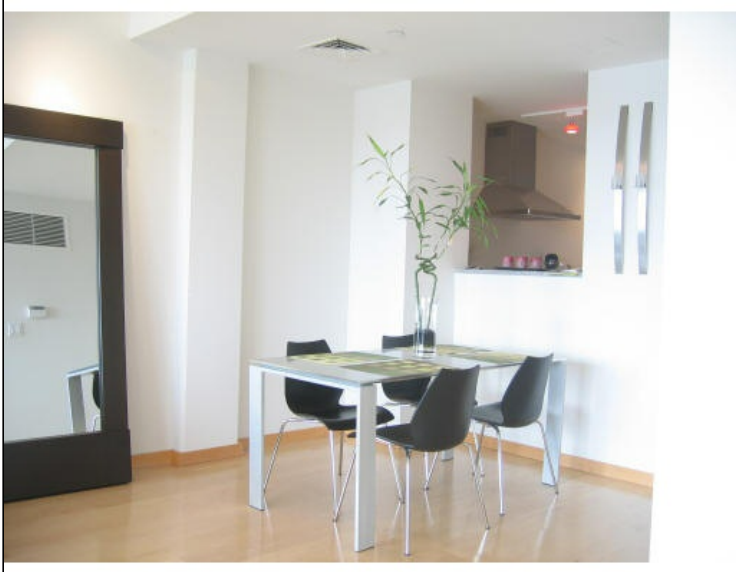
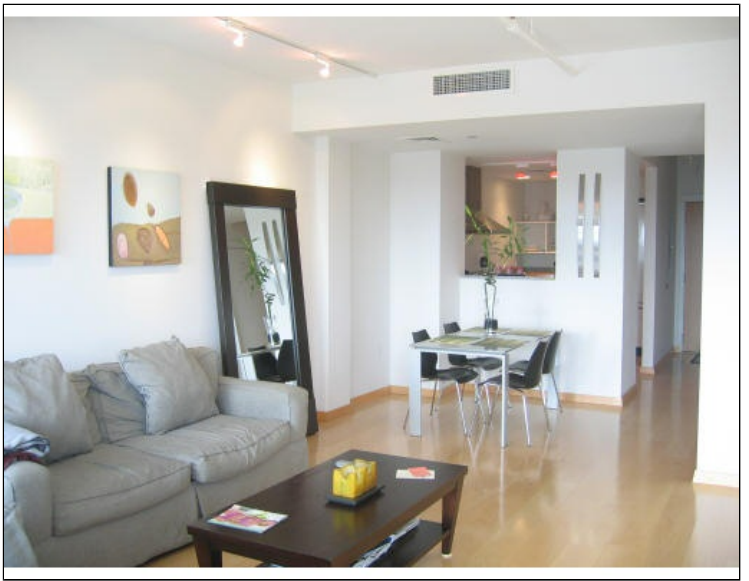
Office Market Time: Office has listed this property for **156** day(s)

Expiration Date:

Original Price: **\$529,900**

Off Market Date:

Sale Date:





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**MLS # 70571495 - Active**  
**Condo - Mid-Rise**  
**35 Channel Center - Unit 406**  
**Boston, MA : Seaport District 02210**  
**Suffolk County**

Total Rooms: **4**  
Full/Half/Master Baths: **1/0/No**  
Unit Placement: **--**  
Grade School:  
High School:  
Directions: **Summer St to A St to Channel Center**

List Price: **\$609,000**

Bedrooms: **2**  
Fireplaces: **0**  
Unit Level: **4**  
Middle School:

**Remarks**

**This nearly 1500sf open plan loft features; extensive brick and steel structural detailing; hardwood floors and custom lighting throughout; polished granite kitchen island with buffet; two sleeping areas adjacent to a modern bath; oversized living area offering a flexible plan; tons and tons of light throughout the afternoon; residence in the sought after Channel Center development in the burgeoning Seaport District. Seller will pay for two years of parking in Channel Center associated lot.**

**Property Information**

Approx. Living Area: **1489 sq. ft. (\$409/sq. ft.)** Approx. Acres:  
Living Area Includes: Heat Zones: **1 Forced Air, Gas** Garage Spaces: **0 --**  
Living Area Source: **Owner** Cool Zones: **1 Central Air** Parking Spaces: **0 --**  
Living Area Disclosures: # of Living Levels: **1**

**Complex & Association Information**

Complex Name: **Channel Center** Units in Complex: **40** Complete:  
Association: **Yes** Fee: **\$573** Fee Includes: **Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal** Units Owner Occupied: Source:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation**  
Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**  
Association Pool: **No**  
Assoc. Security: **Intercom, Private Guard**  
Basement: **No**  
Beach: **No**  
Construction: **Brick, Post & Beam**  
Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements**  
Energy Features: **Insulated Windows**  
Exterior: **Brick, Stone**  
Exterior Features: **Balcony**  
Flooring: **Wood**  
Hot Water: **Electric**  
Insulation Features: **Full**  
Interior Features: **Intercom**  
Management: **Professional - On Site, Professional - Off Site, Owner Association**  
Pets Allowed: **Yes w/ Restrictions (See Remarks)**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **None**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built/Converted: **1900/2004**  
Year Built Source: **Owner**  
Year Built Desc: **Approximate**  
Year Round: **Yes**

**Tax Information**

Pin #:  
Assessed: **\$99,999**  
Tax: **\$5502.69** Tax Year: **2007**  
Book: **9999** Page: **9999**  
Cert:  
Zoning Code: **res1**  
Map: Block: Lot:

**Firm Remarks**

**Contact JV Blanco 617 304 7438**

**Market Information**

Listing Date: **5/4/2007** Listing Market Time: MLS# has been on for **126** day(s)  
Days on Market: Property has been on the market for a total of **126** day(s) Office Market Time: Office has listed this property for **126** day(s)  
Expiration Date:  
Original Price: **\$629,000**  
Off Market Date:  
Sale Date:





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**MLS # 70630441 - Active**

**Condo - Loft**

**35 Channel Center Street - Unit 310**

List Price: **\$749,000**

**Boston, MA : Seaport District 02205**

**Suffolk County**

Total Rooms: **3**

Bedrooms: **2**

Full/Half/Master Baths: **2/0/No**

Fireplaces: **0**

Unit Placement: **Upper, Corner, Back**

Unit Level: **4**

Grade School:

Middle School:

High School:

Directions: **A Street**

## Remarks

**Two large bedrooms, both with windows, garage parking, beautiful stained concrete floor, new kitchen island, state of the art entertainment / sound system installation. Fabulous unit in one of Boston's premiere loft buildings. Modern feel but with exposed brick and beam. Huge walk in closet area and armoire. Lots of windows. In unit washer / dryer. 10 minute walk to South Satation, Browadway T stop, downtown and the finiancial district.**

## Property Information

Approx. Living Area: **1580 sq. ft. (\$474.05/sq. ft.)** Approx. Acres:

Garage Spaces: **1 Under, Garage Door Opener, Heated, Deeded, Insulated**

Living Area Includes:

Heat Zones: **Central Heat, Gas, Individual, Unit Control**

Parking Spaces: **0 --**

Living Area Source: **Master Deed**

Cool Zones: **Central Air, Individual, Unit Control** # of Living Levels: **1**

Living Area Disclosures:

## Complex & Association Information

Complex Name:

Units in Complex: **76** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$664**

Fee Includes: **Water, Sewer, Master Insurance, Elevator, Landscaping**

## Room Levels, Dimensions and Features

Room	Level	Size	Features
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## Features

Area Amenities: **Public Transportation**

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

Association Pool:

Basement: **No**

Beach: **No**

Construction: **Stone/Concrete**

Energy Features: **Insulated Windows, Prog. Thermostat**

Exterior: **Brick**

Exterior Features: **Balcony**

Hot Water: **Natural Gas**

Insulation Features: **Full**

Interior Features: **Cable Available, Intercom**

Management: **Professional - On Site**

Roof Material: **Rubber**

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

Utility Connections: **for Gas Range, for Gas Dryer**

Waterfront: **No**

## Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Available: **No**

Year Built/Converted: **1919/2004**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round:

## Tax Information

Pin #:

Assessed: **\$502,000**

Tax: **\$6483** Tax Year: **2006**

Book: **35931** Page: **32**

Cert:

Zoning Code: **res**

Map: Block: Lot:

## Market Information

Listing Date: **8/13/2007**

Listing Market Time: MLS# has been on for **25** day(s)

Days on Market: Property has been on the market for a total of **222** day(s)

Office Market Time: Office has listed this property for **222** day(s)

Expiration Date:

Original Price: **\$749,000**

Off Market Date:

Sale Date:



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MLS # 70576617 - Active

Condo - Mid-Rise, Loft

25 Channel Center - Unit 811

Boston, MA : Seaport District 02210

Suffolk County

Total Rooms: 8

Full/Half/Master Baths: 2/1/Yes

Unit Placement: --

Grade School:

High School:

Directions: 25 Channel Center

List Price: \$769,000

Bedrooms: 2

Fireplaces: 0

Unit Level: 8

Middle School:

## Remarks

Ultra Hip loft in Seaports most desirable Channel Center. Two bedroom plus interior study duplex loft with high end finishes. Living room with 20' ceilings and floor to ceiling windows. Designer kitchen features Viking appliances and granite countertops. Master and second baths and powder room. Wood floors and carpet, C/A, concierge, and deeded garage parking included. Concierge and on site property manager. Pet friendly.

## Property Information

Approx. Living Area: 1930 sq. ft. (\$398.45/sq. ft.)

Living Area Includes:

Living Area Source: Other

Living Area Disclosures:

Approx. Acres:

Heat Zones: Central Heat

Cool Zones: Central Air

Garage Spaces: 1 Common

Parking Spaces: 1 Deeded

# of Living Levels: 12

## Complex & Association Information

Complex Name: 25 Channel Center

Association: Yes Fee: \$822

Units in Complex: 76 Complete: Yes

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

Units Owner Occupied: Source:

## Room Levels, Dimensions and Features

Room	Level	Size	Features
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### Features

Area Amenities: Public Transportation, Park

Appliances: Range, Dishwasher, Disposal, Refrigerator

Association Pool:

Basement: No

Beach: No

Flooring: Wood, Wall to Wall Carpet

Interior Features: Intercom

Management: Professional - On Site

Pets Allowed: Yes

Sewer and Water: City/Town Water

Utility Connections: for Gas Range, for Electric Oven

Waterfront: Yes Walk to

### Other Property Info

Disclosure Declaration: No

Disclosures:

Exclusions:

Lead Paint: Unknown

UFFI: Warranty Available: No

Year Built/Converted: 2006/

Year Built Source: Public Record

Year Built Desc: Approximate

Year Round:

### Tax Information

Pin #:

Assessed: \$733,400

Tax: \$8060 Tax Year: 2005

Book: 00000 Page: 000

Cert:

Zoning Code: res

Map: Block: Lot:

## Market Information

Listing Date: 5/10/2007

Days on Market: Property has been on the market for a total of 120 day(s)

Expiration Date:

Original Price: \$769,000

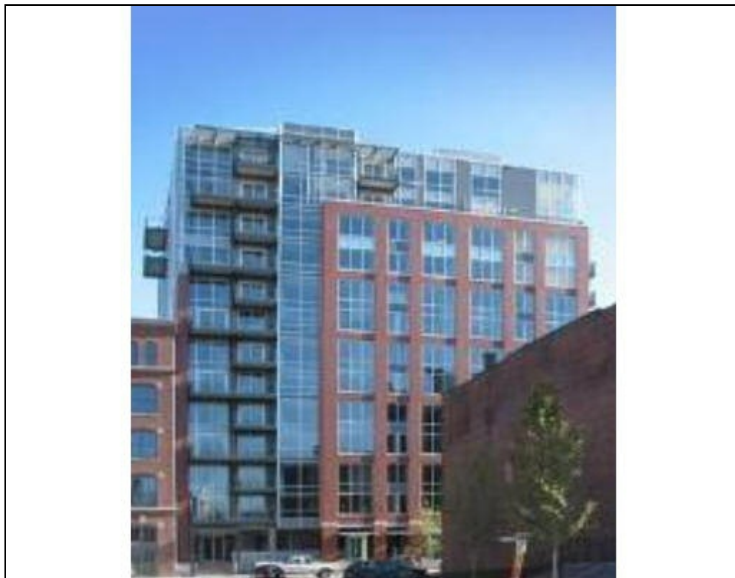
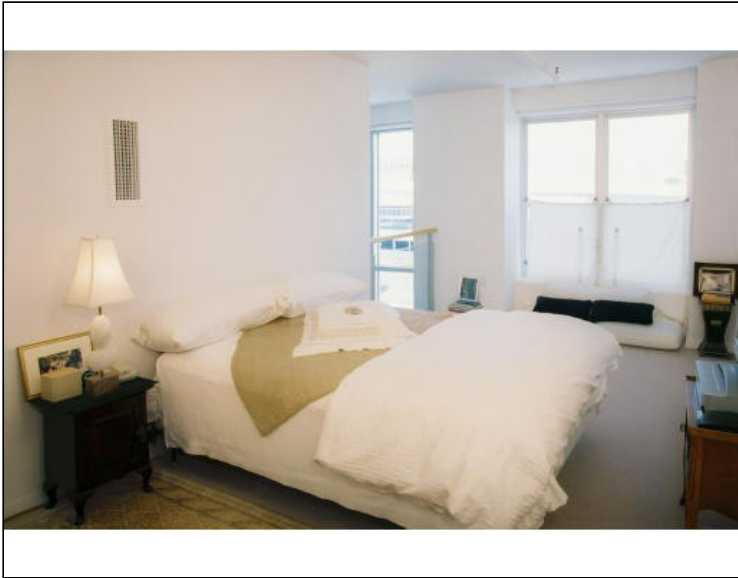
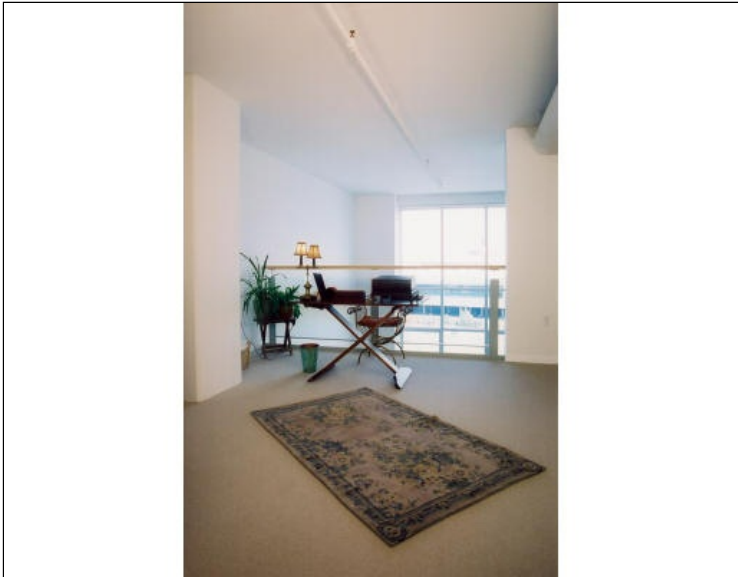
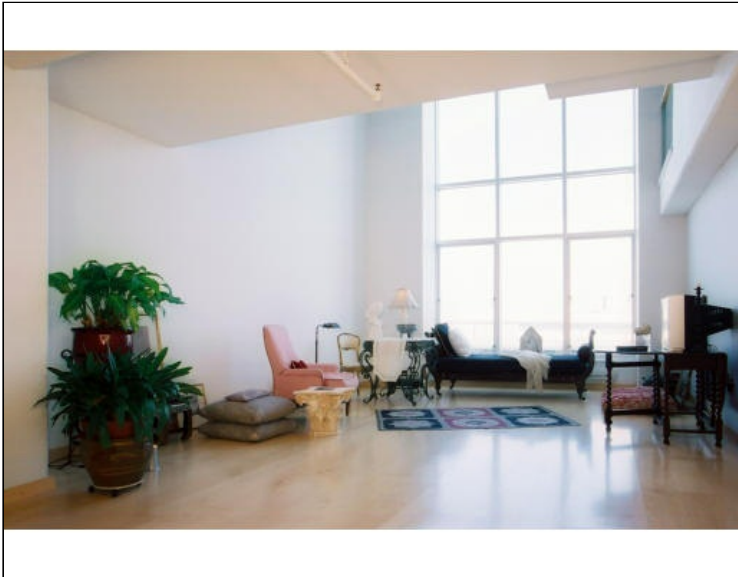
Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 120 day(s)

Office Market Time: Office has listed this property for 120 day(s)





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MLS # 70576479 - Active

Condo - Loft

25 channel center - Unit 209

List Price: **\$799,000**

Boston, MA : Seaport District 02210

Suffolk County

Total Rooms: **8**

Bedrooms: **2**

Full/Half/Master Baths: **2/1/Yes**

Fireplaces: **0**

Unit Placement: --

Unit Level: **2**

Grade School:

Middle School:

High School:

Directions: **Seaport area**

## Remarks

**Dramatic, front facing enormous loft duplex of over 2,320sf. in a luxury 76 unit building with 2 elevators, beautiful lobby and hallways, daytime concierge and evening security. Spacious entertainment size, open living room leading to a dining room and den with 17ft. ceiling height and hardwood floors. Spacious, designer kitchen with top of the range appliances and granite counter tops. Washer/dryer in unit, separate HVAC and thermostat, custom walk-in closets, central A/C and 1 garage parking inc.**

## Property Information

Approx. Living Area: **2323 sq. ft. (\$343.95/sq. ft.)**

Approx. Acres:

Garage Spaces: **1 Under**

Living Area Includes:

Heat Zones: **2 Individual**

Parking Spaces: **1 Deeded**

Living Area Source: **Owner**

Cool Zones: **2 Central Air**

# of Living Levels: **2**

Living Area Disclosures:

## Complex & Association Information

Complex Name: **Channel Center**

Units in Complex: **76 Complete: Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$744**

Fee Includes: **Heat, Hot Water, Gas, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal**

## Room Levels, Dimensions and Features

Room	Level	Size	Features
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## Features

Appliances: **Range, Dishwasher, Refrigerator, Washer**

Association Pool: **No**

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

Basement: **No**

Beach: **No**

Construction: **Stone/Concrete**

Flooring: **Wood**

Management: **Professional - On Site**

Pets Allowed: **Yes**

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

Utility Connections: **for Gas Range**

Waterfront: **No**

## Other Property Info

Adult Community: **Yes**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **None**

UFFI: **Unknown** Warranty Available: **No**

Year Built/Converted: **2004/**

Year Built Source: **Owner**

Year Built Desc: **Approximate**

Year Round:

## Tax Information

Pin #:

Assessed: **\$610,800**

Tax: **\$6792** Tax Year: **2006**

Book: **xxxxx** Page: **xxx**

Cert:

Zoning Code: **xxx**

Map: Block: Lot:

## Market Information

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

Listing Market Time: MLS# has been on for **119** day(s)

Days on Market: Property has been on the market for a total of **626** day(s)

Office Market Time: Office has listed this property for **302** day(s)

Expiration Date:

Original Price: **\$799,000**

Off Market Date:

Sale Date:



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**MLS # 70596914 - Price Change  
Condo - Hi-Rise**

**25 Channel Center - Unit 1103  
Boston, MA : Seaport District 02210  
Suffolk County**

List Price: **\$849,000**

Total Rooms: **6**  
Full/Half/Master Baths: **2/0/Yes**  
Unit Placement: **Upper, Front**  
Grade School:  
High School:  
Directions: **Seaport District**

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

**Remarks**

**Fabulous Fort Point Channel & city views from this 11th floor 2 bedroom 2 bath unit at the Channel Center. Must see this brand new custom one of a kind Japanese Sokee kitchen. Top of the line stainless appliances & granite countertops. Hardwood floors, high ceilings, walls of glass windows make this the perfect unit in the new up & coming Seaport District. Walk to the financial district. Concierge and deeded garage parking included.**

**Property Information**

Approx. Living Area: <b>1550 sq. ft. (\$547.74/sq. ft.)</b>	Approx. Acres:	Garage Spaces: <b>1 Deeded</b>
Living Area Includes:	Heat Zones: <b>1 Central Heat</b>	Parking Spaces: <b>1 --</b>
Living Area Source: <b>Owner</b>	Cool Zones: <b>1 Central Air</b>	# of Living Levels: <b>1</b>
Living Area Disclosures:		

**Complex & Association Information**

Complex Name: <b>Channel Center</b>	Units in Complex: <b>76</b> Complete:	Units Owner Occupied: Source:
Association: <b>Yes</b> Fee: <b>\$795</b>	Fee Includes: <b>Heat, Water, Sewer, Master Insurance, Security, Elevator, Exercise Room, Refuse Removal</b>	

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails**  
Appliances: **Wall Oven, Dishwasher, Disposal, Countertop Range, Refrigerator, Washer**  
Association Pool: **No**  
Assoc. Security: **Doorman, Private Guard**  
Basement: **No**  
Beach: **No Harbor**  
Construction: **Brick**  
Exterior: **Brick**  
Management: **Professional - On Site**  
Pets Allowed: **Yes**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Disclosures:  
Exclusions: **Flat screen plasma tv is negotiable**  
Lead Paint: **Unknown**  
UFFI: Warranty Available:  
Year Built/Converted: **2004/**  
Year Built Source: **Owner**  
Year Built Desc: **Approximate**  
Year Round:

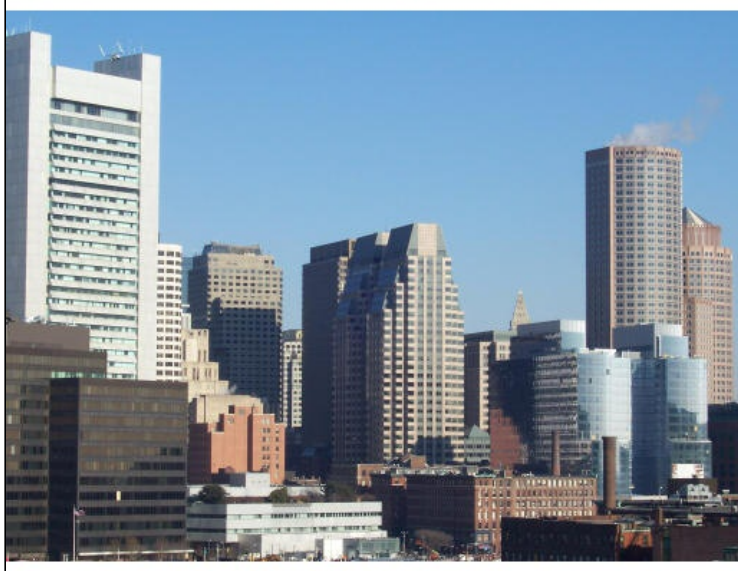
**Tax Information**

Pin #: **060275122**  
Assessed: **\$837,000**  
Tax: **\$7750** Tax Year: **0000**  
Book: **35455** Page: **331**  
Cert:  
Zoning Code: **Res**  
Map: Block: Lot:

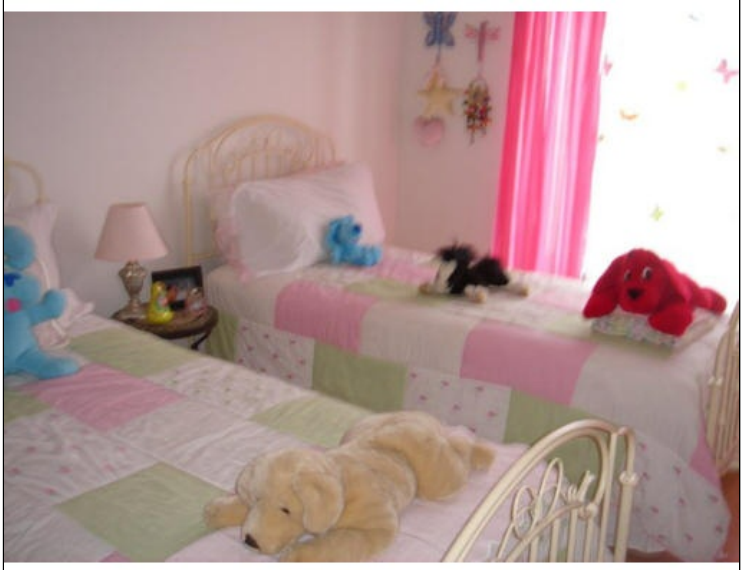
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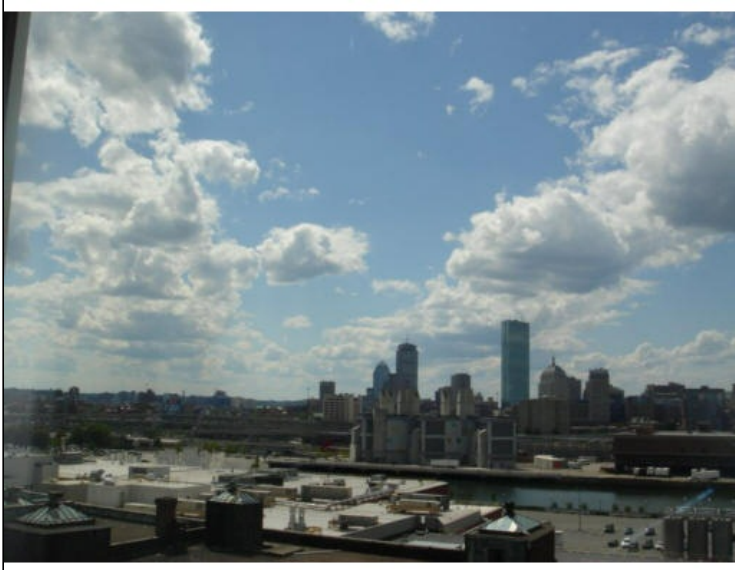
Listing Date: <b>6/13/2007</b>	Listing Market Time: MLS# has been on for <b>86</b> day(s)
Days on Market: Property has been on the market for a total of <b>143</b> day(s)	Office Market Time: Office has listed this property for <b>143</b> day(s)
Expiration Date:	
Original Price: <b>\$875,000</b>	
Off Market Date:	
Sale Date:	











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**MLS # 70579138 - Price Change****Condo - Mid-Rise****35 Channel Center - Unit 301**List Price: **\$879,000****Boston, MA : Seaport District 02210****Suffolk County**Total Rooms: **7**Bedrooms: **2**Full/Half/Master Baths: **2/0/Yes**Fireplaces: **0**Unit Placement: **--**Unit Level: **3**

Grade School:

Middle School:

High School:

Directions: **off of A Street****Remarks**

**Live in the heart of the new Seaport District in this wonderful 1900 sq foot 2 bed 2 bath custom designed brick and beam loft with city views. The volume of space is amazing with 12 ft ceilings, 2 levels in the open living, dining, kitchen area which is great for entertaining. Enjoy your own privacy in the large master suite with walk in custom closet and ensuite bath. The kitchen includes stainless appliances, gas cooking, granite countertops and large island. 1 full underground garage parking**

**Property Information**Approx. Living Area: **1900 sq. ft. (\$462.63/sq. ft.)** Approx. Acres: **0.22 (9999 sq. ft.)**Garage Spaces: **1 Attached, Deeded**

Living Area Includes:

Heat Zones: **1 Central Heat, Forced Air, Heat Pump, Gas, Unit Control**Parking Spaces: **1 Deeded**Living Area Source: **Other**Cool Zones: **1 Central Air, Heat Pump, Individual**# of Living Levels: **2**

Living Area Disclosures:

**Complex & Association Information**

Complex Name:

Units in Complex: **54** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$810**Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Road Maintenance, Landscaping, Snow Removal, Refuse Removal****Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**Area Amenities: **Public Transportation, Walk/Jog Trails**Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer**Association Pool: **No**Assoc. Security: **Intercom, TV Monitor, Doorman**Basement: **No**Beach: **No**Beach - Miles to: **1 to 2 Mile**Docs in Hand: **Master Deed, Rules & Regs**Exterior: **Brick**Exterior Features: **Deck**Hot Water: **Natural Gas**Management: **Professional - On Site, Owner Association, Resident Superintendent**Pets Allowed: **Yes**Roof Material: **Rubber**Sewer and Water: **City/Town Water, City/Town Sewer**Utility Connections: **for Gas Range, for Electric Oven**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available:Year Built/Converted: **2003/2003**Year Built Source: **Owner**Year Built Desc: **Approximate**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$738,200**Tax: **\$8112.82** Tax Year: **2007**Book: **9999** Page: **9999**

Cert:

Zoning Code: **res**

Map: Block: Lot:

**Market Information**Listing Date: **5/15/2007**Listing Market Time: MLS# has been on for **115** day(s)Days on Market: Property has been on the market for a total of **115** day(s)Office Market Time: Office has listed this property for **115** day(s)

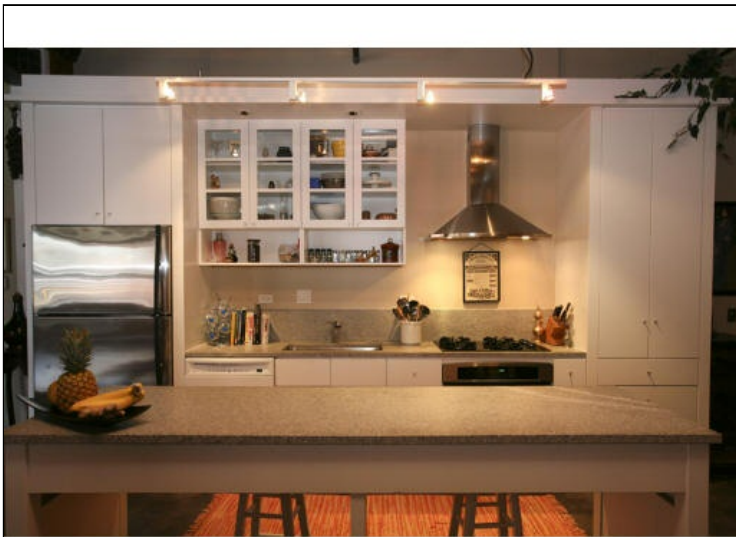
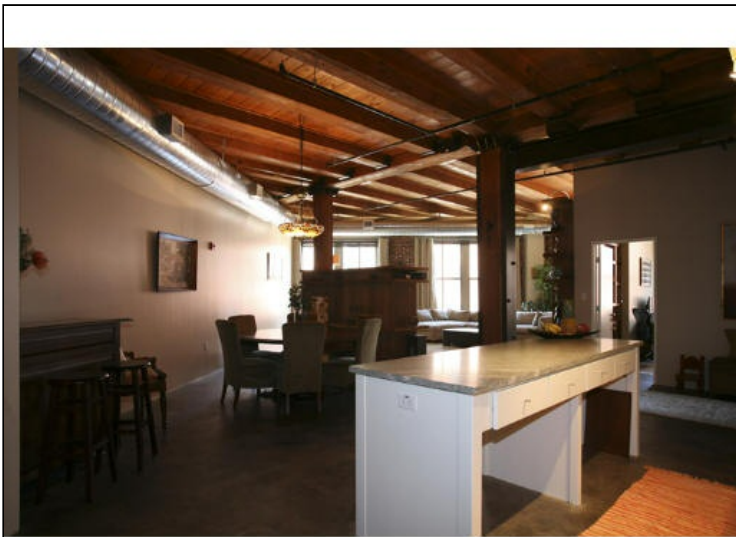
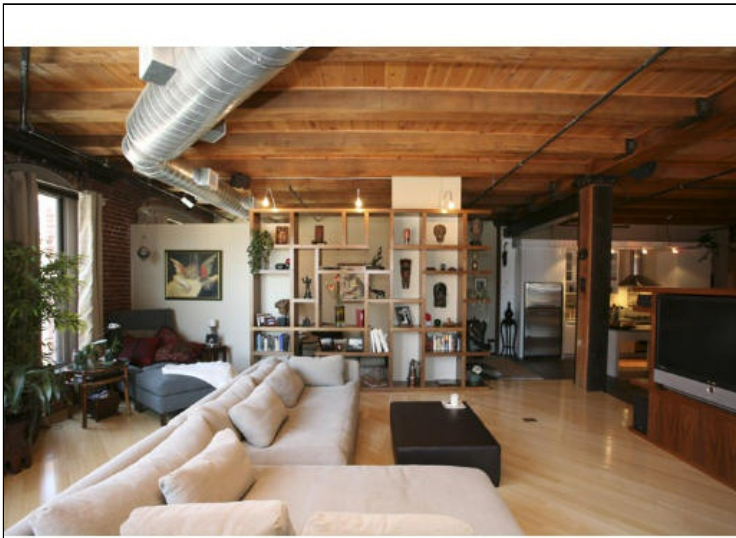
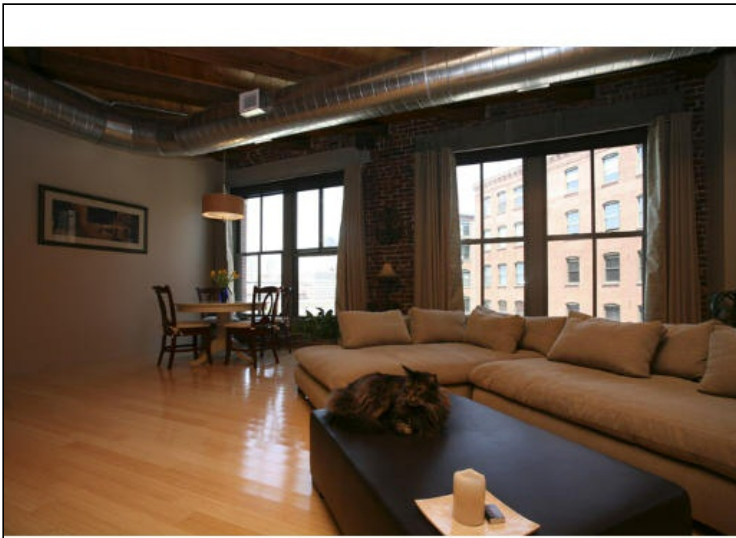
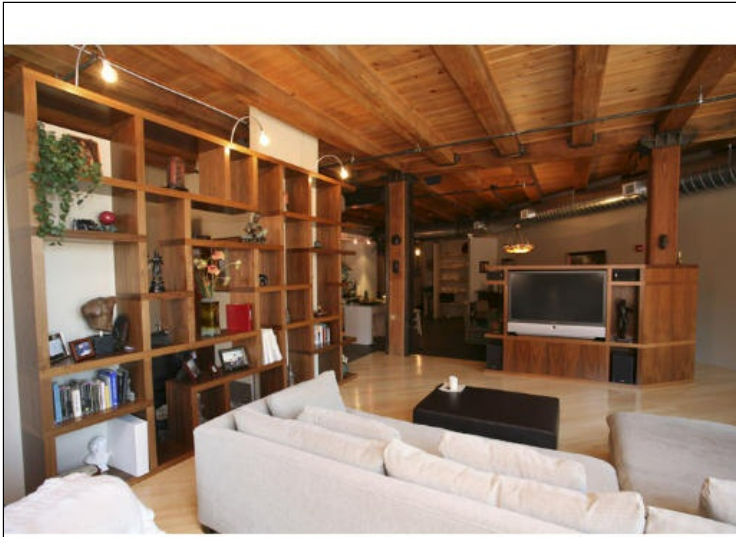
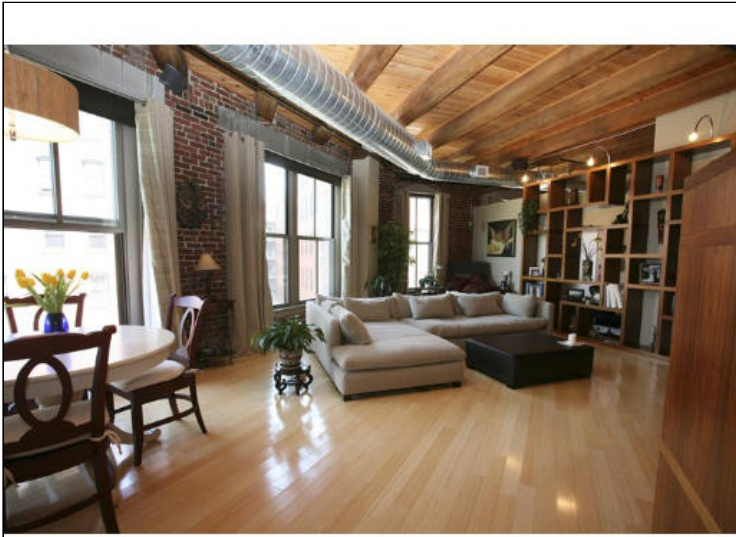
Expiration Date:

Original Price: **\$899,000**

Off Market Date:

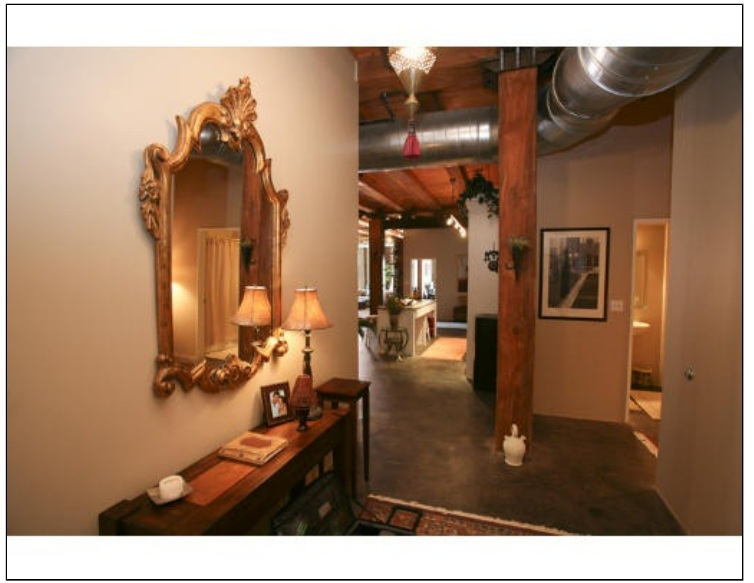
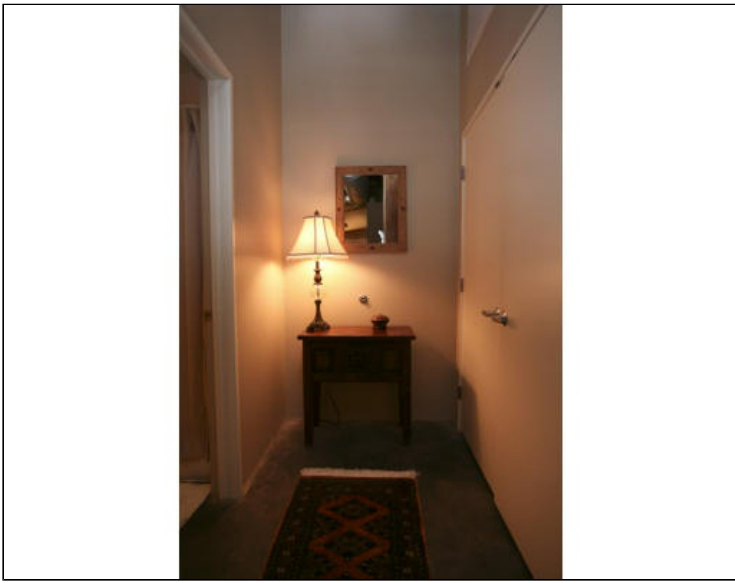
Sale Date:











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**MLS # 70574220 - Active**

**Condo - Hi-Rise**

**25 Channel Center Street - Unit 609**

**Boston, MA : Seaport District 02210**

**Suffolk County**

Total Rooms: **4**

Full/Half/Master Baths: **2/1/**

Unit Placement: **--**

Grade School:

High School:

Directions: **Corner of A**

List Price: **\$929,000**

Bedrooms: **2**

Fireplaces: **0**

Unit Level: **6**

Middle School:

## Remarks

**Tremendous volume with soaring ceilings, duplex large master bedroom features en suite bath with dressing area adjoining large study/media area overlooking living area. Second bedroom features en suite bath with sweeping city views. Custom kitchen, opens to dining area which leads to dramatic living area with true great room feel.**

## Property Information

Approx. Living Area: **2323 sq. ft. (\$399.91/sq. ft.)**

Living Area Includes:

Living Area Source: **Owner**

Living Area Disclosures:

Approx. Acres:

Heat Zones: **Central Heat**

Cool Zones: **Central Air**

Garage Spaces: **1 --**

Parking Spaces: **1 --**

# of Living Levels: **2**

## Complex & Association Information

Complex Name:

Association: **Yes** Fee: **\$847**

Units in Complex: **76** Complete:

Units Owner Occupied: Source:

Fee Includes: **Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Exercise Room**

## Room Levels, Dimensions and Features

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

### Features

Association Pool:

Basement: **No**

Beach: **No**

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

Waterfront: **No**

### Other Property Info

Disclosure Declaration: **Yes**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built/Converted: **2006/2006**

Year Built Source: **Owner**

Year Built Desc: **Actual**

Year Round:

### Tax Information

Pin #:

Assessed: **\$9,999**

Tax: **\$7059.24** Tax Year: **2006**

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

Cert:

Zoning Code: **R**

Map: Block: Lot:

## Firm Remarks

**call Richard @ 857-919-4368**

## Market Information

Listing Date: **5/8/2007**

Days on Market: Property has been on the market for a total of **122** day(s)

Expiration Date:

Original Price: **\$979,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **122** day(s)

Office Market Time: Office has listed this property for **122** day(s)





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MLS # 70604170 - Active

Condo - Mid-Rise

35 Channel Center - Unit 501

List Price: **\$1,065,000**

Boston, MA : Seaport District 02210

Suffolk County

Total Rooms: **4**

Bedrooms: **1**

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

Fireplaces: **0**

Unit Placement: --

Unit Level: **5**

Grade School:

Middle School:

High School:

Directions: **Congress**

## Remarks

**Penthouse Loft with private roof deck and garage. Open floor plan with views of Boston. Over \$200,000 in renovations.**

## Property Information

Approx. Living Area: **1912 sq. ft. (\$557.01/sq. ft.)** Approx. Acres:

Garage Spaces: **1 --**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces: **1 --**

Living Area Source: **Appraiser**

Cool Zones: **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: **\$877**

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

## Room Levels, Dimensions and Features

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

### Features

Association Pool:

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: **1919/2005**

Year Built Source: **Appraiser**

Year Built Desc: **Actual**

Year Round:

### Tax Information

Pin #:

Assessed: **\$0**

Tax: **\$8450** Tax Year: **2006**

Book: **34060** Page: **322**

Cert:

Zoning Code: **res**

Map: Block: Lot:

## Market Information

Listing Date: **6/25/2007**

Listing Market Time: MLS# has been on for **74** day(s)

Days on Market: Property has been on the market for a total of **131** day(s)

Office Market Time: Office has listed this property for **74** day(s)

Expiration Date:

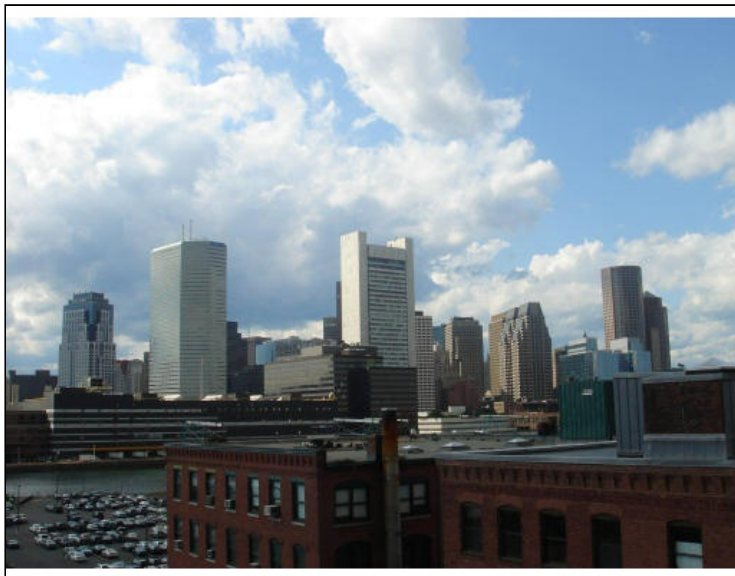
Original Price: **\$1,069,000**

Off Market Date:

Sale Date:







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**MLS # 70640742 - New**

**Condo - Hi-Rise**

**25 Channel Center - Unit PH202**

List Price: **\$1,150,000**

**Boston, MA : Seaport District 02210**

**Suffolk County**

Total Rooms: **4**

Bedrooms: **2**

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

Fireplaces: **1**

Unit Placement: **--**

Unit Level: **13**

Grade School:

Middle School:

High School:

Directions: **Congress Street to A Street**

## Remarks

**SEAPORT PENTHOUSE - We are pleased to offer this stunning 2 bedroom/2 bath corner PENTHOUSE unit at Channel Center. Exquisite renovation! One floor of living featuring spacious private balcony with exhilarating views. Superb finishes throughout. Central Air, fireplace, gas cooking, Viking appliances, over-sized skylight, concierge service, includes 2 garage parking spaces. A true gem!**

## Property Information

Approx. Living Area: **1528 sq. ft. (\$752.62/sq. ft.)** Approx. Acres:

Garage Spaces: **2 Under, Garage Door Opener, Deeded**

Living Area Includes:

Heat Zones: **1 Central Heat, Forced Air, Gas, Individual, Unit Control**

Parking Spaces: **0 --**

Living Area Source: **Field Card**

Cool Zones: **1 Central Air, Individual, Unit Control**

# of Living Levels: **1**

Living Area Disclosures:

## Complex & Association Information

Complex Name:

Units in Complex: **77** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$949**

Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Exercise Room**

## Room Levels, Dimensions and Features

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

### Features

Association Pool: **No**  
Assoc. Security: **Intercom, Doorman**  
Basement: **No**  
Beach: **Yes**  
Beach Ownership: **Public**  
Beach - Miles to: **1 to 2 Mile**  
Construction: **Stone/Concrete**  
Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws**  
Exterior: **Brick**  
Exterior Features: **Deck**  
Flooring: **Wood**  
Management: **Professional - On Site**  
Pets Allowed: **Yes**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Waterfront: **Yes Waterview Only**

### Other Property Info

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: Warranty Available:  
Year Built/Converted: **2003/**  
Year Built Source: **Owner**  
Year Built Desc: **Approximate**  
Year Round:

### Tax Information

Pin #:  
Assessed: **\$531,000**  
Tax: **\$8718.73** Tax Year: **2007**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

## Market Information

Listing Date: **9/4/2007**

Listing Market Time: MLS# has been on for **3** day(s)

Days on Market: Property has been on the market for a total of **3** day(s)

Office Market Time: Office has listed this property for **3** day(s)

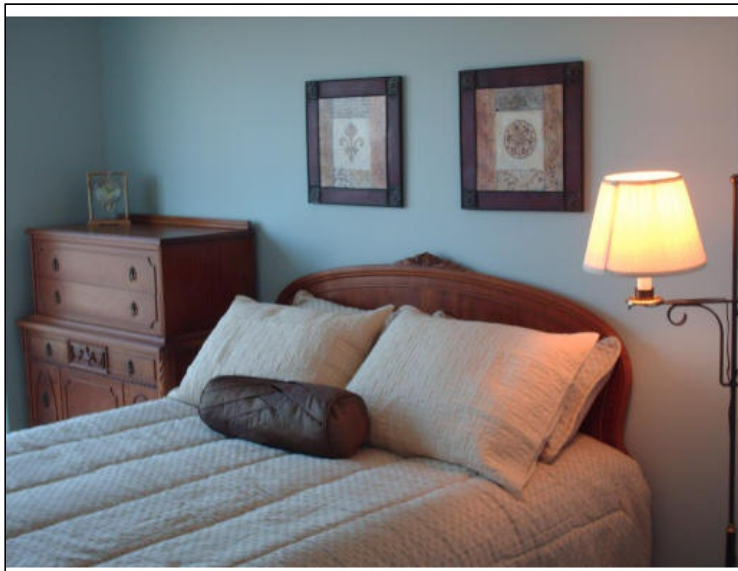
Expiration Date:

Original Price: **\$1,199,000**

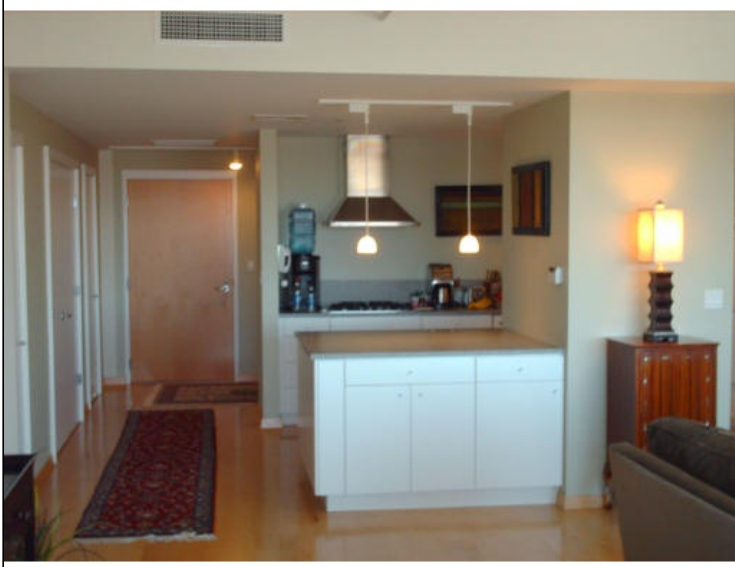
Off Market Date:

Sale Date:









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