

MLS # 70637194 - Active Condo - Hi-Rise

1 Charles St - Unit 809

Boston, MA: Back Bay 02116-5431

Suffolk County Total Rooms: 3

Full/Half/Master Baths: 1/0/

Unit Placement: --Grade School: High School:

Directions: Directly Behind The Four Seasons Hotel

List Price: \$795,000

Bedrooms: 1 Fireplaces: 0 Unit Level: 8

Middle School:

Garage Spaces: 1 Garage Door Opener

Remarks

One Charles Is One Of The Most Sought After Luxury Residences In Boston's Back Bay. One Charles Is A Full Service Luxury Building Offering 24 Hr Concierge. Located Steps Away From The Public Garden. Close To All; Shopping, Fine Dining & Theatres. This 1 Bedroom Has Been Recently Updated w/ Custom Track Lighting, Brand New Marlbled Bathroom w/ Glass Enclosed Shower & Entire Unit Has Just Been Custom Painted. This Unit Has Use Of 1 Garaged Parking Space - Deeded.

Property Information

Approx. Living Area: 761 sq. ft. (\$1,044.68/sq. ft.) Approx. Acres: 0

Heat Zones: Central Heat, Forced Air, Unit Control Parking Spaces: 1 --Cool Zones: Central Air # of Living Levels: 1

Living Area Source: Other Living Area Disclosures:

Living Area Includes:

Complex & Association Information

Complex Name: One Charles Units Owner Occupied: Source: Units in Complex: 234 Complete: Association: Yes Fee: \$600.81 Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Exterior

Maintenance, Clubroom

Room Levels, Dimensions and Features

Room **Features** Level

Other Property Info **Features** Area Amenities: Public Transportation, Shopping, Tennis Court, Park, Medical Facility

Association Pool: Basement: No Beach: No

Sewer and Water: City/Town Water

Waterfront: No

Disclosure Declaration: No

Disclosures: Exclusions:

Lead Paint: Unknown UFFI: Warranty Available: Year Built/Converted: 2004/ Year Built Source: Public Record

Year Built Desc: Actual

Year Round:

Tax Information

Pin #: W:05 P:00105 S:244

Assessed: \$502,300

Tax: \$5520 Tax Year: 2007 Book: 41309 Page: 348

Cert: **00020174** Zoning Code: Res Map: Block: Lot:

Market Information

Listing Date: 8/25/2007

Days on Market: Property has been on the market for a total of 19 day(s)

Expiration Date:

Original Price: \$795,000

Off Market Date: Sale Date:

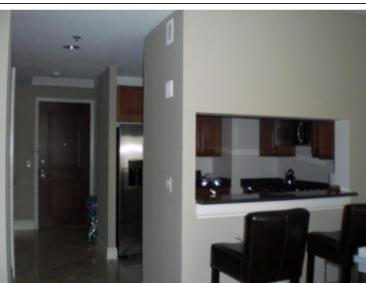
Listing Market Time: MLS# has been on for 10 day(s)

Office Market Time: Office has listed this property for 19 day(s)



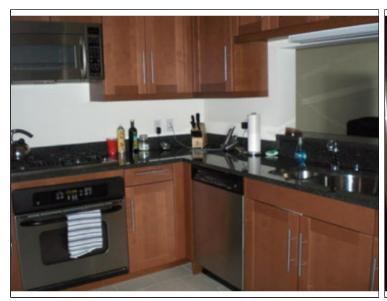














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MLS # 70617936 - Active Condo - Hi-Rise

1 Charles St S - Unit 1205

Boston, MA: Back Bay 02116-5431

Suffolk County

Total Rooms: 4

Full/Half/Master Baths: 1/1/Yes Fireplaces: 0 Unit Level: 12 Unit Placement: --Grade School: Middle School:

List Price: **\$995,000**

Bedrooms: 2

High School:

Directions: Stuart Street - left on Charles Street - first drive on left.

Remarks

One Charles. Pristine 2 bedroom unit on a high floor with high ceilings and great light. Beautiful hardwood floors. Open kitchen with granite countertops and Poggenpohl cabinets. Large master bedroom with marble bath. Excellent California Closets. 24 hour Concierge. Fitness Center and wonderful, large Library/Media Room with full kitchen. 24 hour Concierge. Garage parking included.

Property Information

Approx. Living Area: 1068 sq. ft. (\$931.65/sq. ft.) Approx. Acres: 0 Garage Spaces: 1 Under Living Area Includes: Heat Zones: Forced Air Parking Spaces: 1 --Living Area Source: Other Cool Zones: Other (See Remarks) # of Living Levels: 1

Living Area Disclosures:

Complex & Association Information

Complex Name: One Charles Units in Complex: **231** Complete: Units Owner Occupied: Source: Association: Yes Fee: \$1,009 Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Exercise Room,

Sauna/Steam, Clubroom

Room Levels, Dimensions and Features

Features Room Level Size

Features Area Amenities: Public Transportation, Shopping

Association Pool: 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: 2004/ Year Built Source: Public Record

Year Built Desc: Actual

Year Round:

Tax Information

Pin #: W:05 P:00105 S:352

Assessed: \$736,000

Tax: \$8089 Tax Year: 2007

Book: 0 Page: 0

Cert:

Zoning Code: Res Map: Block: Lot:

Market Information

Listing Date: 7/19/2007 Listing Market Time: MLS# has been on for 47 day(s)

Days on Market: Property has been on the market for a total of 47 day(s)

Expiration Date:

Original Price: \$995,000

Off Market Date: Sale Date:

Office Market Time: Office has listed this property for 47 day(s)











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MLS # 70627209 - Active Condo - Mid-Rise

1 Charles Street South - Unit 810 Boston, MA: Back Bay 02116

Suffolk County

Total Rooms: 4 Full/Half/Master Baths: 2/0/Yes

Fireplaces: 0 Unit Placement: --Unit Level: 8 Grade School: Middle School:

High School:

Directions: Corner of Charles Street and Stuart Street

Remarks

Stunning 2 bedroom/2 bath corner unit in pristine condition! Fantastic sunlight throughout. Spectacular kitchen and sparkling baths. Elegant finishes and designer quality throughout. Concierge service. One garage parking included.

Property Information

Approx. Living Area: 1294 sq. ft. (\$811.44/sq. ft.) Approx. Acres: Garage Spaces: 1 Under, Garage Door Opener, Heated,

Deeded

Living Area Includes: Heat Zones: Central Heat, Unit Parking Spaces: 1 Deeded Control

Living Area Source: Unit Floor Plan Cool Zones: Central Air # of Living Levels: 1

Living Area Disclosures:

Complex & Association Information

Complex Name: Units in Complex: 232 Complete: Units Owner Occupied: Source:

Association: Yes Fee: \$1,100 Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior

Maintenance, Landscaping, Snow Removal, Exercise Room, Clubroom

Room Levels, Dimensions and Features

Level **Features** Room

Area Amenities: Public Transportation, Shopping, Park

Association Pool: No Assoc. Security: Doorman

Basement: No

Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Master Plan, Management Association Bylaws, Floor Plans,

Association Financial Statements, Certificate of Insurance

Management: Professional - On Site

Pets Allowed: Yes

Sewer and Water: City/Town Water

Waterfront: No

Features

Other Property Info

Disclosure Declaration: No

Disclosures: Exclusions:

List Price: \$1,050,000

Bedrooms: 2

Lead Paint: Unknown

UFFI: Warranty Available:

Year Built/Converted:

2005/

Year Built Source: Owner

Year Built Desc: Approximate Year Round:

Tax Information

Pin #:

Assessed: \$867,000 Tax: \$9528.33 Tax Year:

2007

Book: 99999 Page: 9999

Cert:

Zoning Code: res Map: Block: Lot:

Market Information

Listing Date: 8/7/2007 Listing Market Time: MLS# has been on for 28 day(s)

Office Market Time: Office has listed this property for 28 day(s) Days on Market: Property has been on the market for a total of **54** day(s)

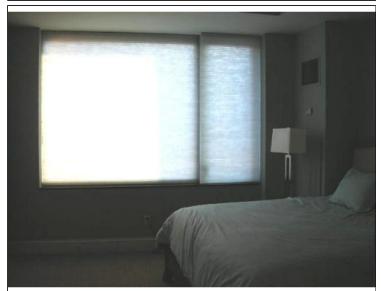
Expiration Date:

Original Price: \$1,050,000

Off Market Date: Sale Date:



















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MLS # 70625159 - Active Condo - Hi-Rise

1 Charles St S - Unit 512

Boston, MA : Back Bay 02116-5431

Suffolk County Total Rooms: 5

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

Unit Placement: End Grade School: High School:

Directions: Left onto Charles St off of Stuart St

List Price: \$1,175,000

Bedrooms: 2 Fireplaces: 0 Unit Level: 5 Middle School:

Remarks

One Charles - Boston's newest luxury, full service building located near the Boston Public Garden and Common and just steps to all of Back Bay's finest restaurants and shops. This pristine home has 2 bedrooms, 2 baths with high ceilings and nice views of the Emancipation Park and landscaped terraces below. Poggenpohl kitchen is open with granite counters and stainless appliances. Lovely hardwood floors throughout and marble tiled baths. 1 Deed pkg space. 24 hr Concierge, Fitness, and library.

Property Information

Garage Spaces: 1 Under, Garage Door Opener Approx. Living Area: 1235 sq. ft. (\$951.42/sq. ft.) Approx. Acres: 0

Living Area Includes: Heat Zones: Forced Air Parking Spaces: 1 Deeded Living Area Source: Field Card Cool Zones: Central Air # of Living Levels: 1

Living Area Disclosures:

Complex & Association Information

Complex Name: One Charles Units in Complex: 231 Complete: Yes Units Owner Occupied: Source:

Association: **Yes** Fee: **\$1,058** Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Exercise Room, Sauna/Steam,

Clubroom, Refuse Removal

Room Levels, Dimensions and Features

Level

Features

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

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

Features

Association Pool:

Room

Assoc. Security: Intercom, Doorman

Basement: No Beach: No

Flooring: Wood, Tile

Management: Professional - On Site

Pets Allowed: Yes

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

Utility Connections: for Gas Range

Waterfront: No

Other Property Info

Disclosure Declaration: No

Disclosures: Exclusions: Lead Paint: None

UFFI: Warranty Available: Year Built/Converted: 2004/ Year Built Source: Public Record

Year Built Desc: Actual

Year Round:

Tax Information

Pin #: W:05 P:00105 S:134

Assessed: \$741,000

Tax: \$6618.54 Tax Year: 2007

Book: 35995 Page: 119

Cert:

Zoning Code: Res Map: Block: Lot:

Market Information

Listing Date: 8/2/2007 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)

Expiration Date:

Original Price: \$1,175,000

Off Market Date: Sale Date:

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













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MLS # 70604881 - Active Condo - Low-Rise

1 Charles St S - Unit 7G

Boston, MA: Back Bay 02116-5431

Suffolk County

Total Rooms: 6

Full/Half/Master Baths: 2/1/

Unit Placement: --Grade School:

High School: Directions:

List Price: **\$1,425,000**

Bedrooms: **2**Fireplaces: **0**Unit Level: **7**

Middle School:

Remarks

Explore the City from your private oasis. Located in the heart of Boston, you are steps to everything this dynamic city offers. Steps to the Public Garden and Newbury Street with its first class shopping, nationally recognized dining, and minutes to our famed Theatre District. Enjoy the options of this wonderful city or relax and dine on your private terrace. Great floor plan with an abundance of closet space. A must see!

Property Information

Approx. Living Area: 1753 sq. ft. (\$812.89/sq. ft.) Approx. Acres: 0

Living Area Includes: Heat Zones: Forced Air Parking Spaces: 0 -Living Area Source: Other Cool Zones: Central Air # of Living Levels: 1

Living Area Disclosures:

Complex & Association Information

Complex Name: **ONE CHARLES**Units in Complex: **233** Complete: **Yes**Units Owner Occupied: Source:
Association: **Yes**Fee: **\$1,501**Fee Includes: **Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior**

Maintenance, Exercise Room, Refuse Removal

Room Levels, Dimensions and Features

Features Other Property Info

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

Features

Association Pool Basement: **No** Beach: **No**

Room

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

Level

Waterfront: No

Disclosure Declaration: No

Garage Spaces: 1 Under, Deeded

Disclosures: Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:
Year Built/Converted: 2004/
Year Built Source: Public Record
Year Built Desc: Approximate

Year Round: Yes

Tax Information

Pin #: W:05 P:00105 S:186 Assessed: \$1,086,900 Tax: \$10420 Tax Year: 2007

Book: **35909** Page: **277**

Cert:

Zoning Code: **Res** Map: Block: Lot:

Market Information

Listing Date: 6/26/2007 Listing Market Time: MLS# has been on for 70 day(s)

Days on Market: Property has been on the market for a total of 262 day(s)

Expiration Date:

Original Price: **\$1,425,000**

Off Market Date: Sale Date: Office Market Time: Office has listed this property for **70** day(s)



















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MLS # 70557563 - Active Condo - Hi-Rise

1 Charles Street South - Unit PH105 Boston, MA: Back Bay 02116

Suffolk County

Total Rooms: 5

Full/Half/Master Baths: 2/0/

Unit Placement: --Grade School:

High School:

Directions: South on Charles from Boston Common

List Price: **\$1,495,000**

Bedrooms: 2 Fireplaces: 0

Unit Level: 1 Middle School:

Garage Spaces: 1 --

Parking Spaces: 1 --

of Living Levels: 1

Remarks

Wonderful south west facing penthouse with magnificent views. Purchased as a two bedroom, currently being used as a one bedroom, plus den to take advantage of the beautiful views. This highly sought after full service building is the most convenient location in the city.

Property Information

Approx. Living Area: 1229 sq. ft. (\$1,216.44/sq. ft.) Approx. Acres:

Living Area Includes: Heat Zones: Central Heat Cool Zones: Central Air Living Area Source: **Owner**

Living Area Disclosures:

Complex & Association Information

Complex Name: Units in Complex: **232** Complete: Units Owner Occupied: Source:

Association: Yes Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Fee: **\$1,195** Exterior Maintenance, Landscaping, Snow Removal, Exercise Room, Sauna/Steam,

Clubroom

Room Levels, Dimensions and Features

Level

Features

Features

Other Property Info Area Amenities: Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility

Association Pool:

Room

Assoc. Security: Doorman

Basement: No Beach: No

Construction: Stone/Concrete Management: Professional - On Site

Pets Allowed: Yes w/ Restrictions (See Remarks)

Sewer and Water: City/Town Water

Waterfront: No

Disclosure Declaration: No

Disclosures: **Exclusions:** Lead Paint: None UFFI: Warranty Available:

Year Built/Converted: 2005/ Year Built Source: Public Record

Year Built Desc: Actual

Year Round:

Tax Information

Pin #:

Assessed: \$9,999

Tax: **\$9091** Tax Year: **2007**

Book: 999 Page: 99

Cert:

Zoning Code: res Map: Block: Lot:

Market Information

Listing Date: 4/12/2007 Listing Market Time: MLS# has been on for 145 day(s)

Days on Market: Property has been on the market for a total of **145** day(s)

Expiration Date:

Original Price: **\$1,495,000**

Off Market Date: Sale Date:

Office Market Time: Office has listed this property for 145 day(s)



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MLS # 70548762 - Active Condo - Hi-Rise

1 Charles Street South - Unit 11D Boston, MA: Back Bay 02116

Suffolk County

Total Rooms: 5

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

Unit Placement: --Grade School: High School:

Directions: Corner of Charles Street and Stuart Street

List Price: **\$2,295,000**

Bedrooms: 2 Fireplaces: 0 Unit Level: 11

Middle School:

Remarks

Beautifully appointed home by renowned designer Dennis Duffy is ready to move in. Spectacular 11th flr corner residence boasts 2 bedrooms/2.5 baths, a superb open living area w/sensational views of Boston Common & Beacon Hill, Spacious Cook's kitchen with Poggenpohl cabinets, double Viking oven & gas range, Sub Zero refrigerator, Miele dishwasher, built-in microwave, wine cooler, custom lighting, window treatments & wall coverings make this truly a distinguished home in coveted One Charles.

Property Information

Approx. Living Area: 1758 sq. ft. (\$1,305.46/sq. ft.) Approx. Acres:

Living Area Includes: Heat Zones: Central Heat Living Area Source: Owner Cool Zones: Central Air Living Area Disclosures:

Garage Spaces: 1 Deeded Parking Spaces: 0 --

of Living Levels: 1

Complex & Association Information

Complex Name: One Charles Units in Complex: 233 Complete: Yes Units Owner Occupied: Source:

Association: Yes Fee: \$2,008 Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Exercise Room, Sauna/Steam,

Clubroom

Room Levels, Dimensions and Features

Room Level **Features**

Other Property Info **Features**

Area Amenities: Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility Appliances: Range, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Freezer, Washer,

Drver Association Pool:

Basement: No Beach: No

Construction: Brick, Stone/Concrete Sewer and Water: City/Town Water

Waterfront: No

Adult Community: No Disclosure Declaration: No

Disclosures: **Exclusions:**

Lead Paint: None

UFFI: **No** Warranty Available: Year Built/Converted: 2004/ Year Built Source: Owner Year Built Desc: Actual Year Round: Yes

Tax Information

Pin #:

Assessed: **\$1,697,400** Tax: **\$18654.43** Tax Year:

2007

Book: 999999 Page: 9999

Cert:

Zoning Code: Res Map: Block: Lot:

Market Information

Listing Date: 3/29/2007

Days on Market: Property has been on the market for a total of **160** day(s)

Expiration Date:

Original Price: \$2,295,000

Off Market Date: Sale Date:

Listing Market Time: MLS# has been on for 160 day(s)

Office Market Time: Office has listed this property for 160 day(s)



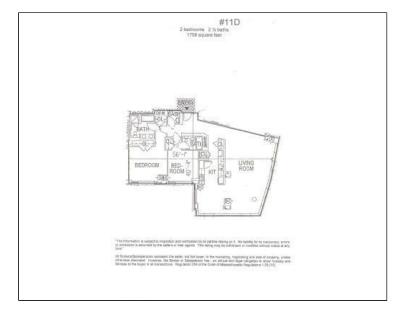












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MLS # 70634001 - Active Condo - Hi-Rise

1 Charles Street South - Unit 11E Boston, MA: Back Bay 02116

Suffolk County

Total Rooms: **5** Full/Half/Master Baths: **3/0/Yes**

Full/Half/Master Baths: **3/0/Yes**Unit Placement: --

Grade School: High School:

Directions: Corner of Charles Street and Stuart Street

List Price: \$2,395,000

Bedrooms: **3** Fireplaces: **0**

Unit Level: **11** Middle School:

Remarks

This North tower home boasts views of Boston Common and an abundance of closet and living space. This home, perched on the 11th floor, has an ideal layout, three bedrooms and three full baths. While on its own, this unit is amazing, combined with 11D, currently listed with Otis and Ahearn, a truly spectacular residence could be created. This new construction luxury building is contiguous to the Public Garden and The Boston Common. Experience the neighborhood charm of Back Bay & Beacon Hill.

Property Information

Approx. Living Area: **1874 sq. ft. (\$1,278.01/sq. ft.)** Approx. Acres:

Living Area Includes: Living Area Source: **Owner**

Heat Zones: **Central Heat**Cool Zones: **Central Air**

Garage Spaces: 1 Deeded

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

Living Area Disclosures:

Complex & Association Information

Complex Name: One Charles

Units in Complex: 233 Complete: Yes

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$1,940**

Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Exercise Room, Sauna/Steam,

Clubroom

Room Levels, Dimensions and Features

Room Level Size Features

Features

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

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

Association Pool: Basement: **No**

Beach: **No**

Construction: **Brick, Stone/Concrete**Sewer and Water: **City/Town Water**

Waterfront: No

Other Property Info

Adult Community: **No**Disclosure Declaration: **No**

Disclosures: Exclusions:

Lead Paint: None

UFFI: **No** Warranty Available: Year Built/Converted: **2004/** Year Built Source: **Owner** Year Built Desc: **Actual** Year Round: **Yes**

Tax Information

Pin #:

Assessed: **\$999,999,999**Tax: **\$11958** Tax Year: **2007**Book: **999999** Page: **9999**

Cert:

Zoning Code: **Res** Map: Block: Lot:

Market Information

Listing Date: 8/20/2007

Days on Market: Property has been on the market for a total of 15 day(s)

Expiration Date:

Original Price: \$2,395,000

Off Market Date: Sale Date: Listing Market Time: MLS# has been on for 15 day(s)

Office Market Time: Office has listed this property for **15** day(s)











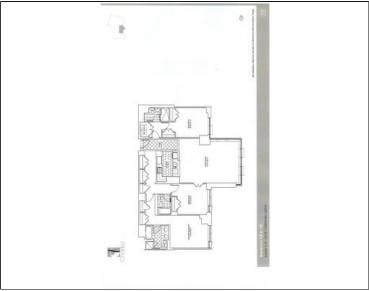












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