



**MLS # 70549486 - Active  
Condo - Other (See Remarks)**

**8 Walnut Street - Unit A  
Boston, MA : Beacon Hill 02108-1408  
Suffolk County**

List Price: **\$7,000,000**

Total Rooms: **15**  
Full/Half/Master Baths: **4/1/Yes**  
Unit Placement: --  
Grade School:  
High School:  
Directions: **Beacon Street to Walnut Street**

Bedrooms: **4**  
Fireplaces: **4**  
Unit Level: **1**  
Middle School:

**Remarks**

**Situated on one of the most desirable streets in Boston's historic Beacon Hill, this distinguished brownstone was built in 1812. The 3,920± square foot, five floor residence includes four bedrooms, four and one-half bathrooms, spacious main rooms with high ceilings, one deeded parking space, and a large, landscaped garden courtyard with a fountain. Convenient to all of the city's amenities.**

**Property Information**

Approx. Living Area: **3920 sq. ft. (\$1,785.71/sq. ft.)**  
Living Area Includes:  
Living Area Source: **Field Card**  
Living Area Disclosures:

Approx. Acres:  
Heat Zones: **Hot Water Radiators, Steam**  
Cool Zones: **Central Air**

Garage Spaces: **0 --**  
Parking Spaces: **1 Deeded**  
# of Living Levels: **5**

**Complex & Association Information**

Complex Name:  
Association: **Yes** Fee: **\$999,999**

Units in Complex: **2** Complete:  
Fee Includes: **N/A**

Units Owner Occupied: Source:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>2</b>	<b>24x20</b>	--
Dining Room:	<b>2</b>	<b>19x19</b>	--
Kitchen:	<b>2</b>	<b>19x8</b>	--
Master Bedroom:	<b>3</b>	<b>18x17</b>	--
Bedroom 2:	<b>4</b>	<b>12x17</b>	--
Bedroom 3:	<b>4</b>	<b>13x17</b>	--
Bedroom 4:	<b>4</b>	<b>11x10</b>	--
Foyer:	<b>1</b>	<b>18x7</b>	--
Library:	<b>1</b>	<b>17x9</b>	--
Media Room:		<b>11x13</b>	--
Play Room:		<b>11x13</b>	--

**Features**

Area Amenities: **Public Transportation, Shopping, Park**  
Association Pool:  
Basement: **No**  
Beach: **No**  
Exterior: **Brick**  
Exterior Features: **Patio, Other (See Remarks)**  
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: **1812/**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual, Renovated Since**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$3,363,500**  
Tax: **\$36897.6** Tax Year: **2008**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **RES**  
Map: Block: Lot:

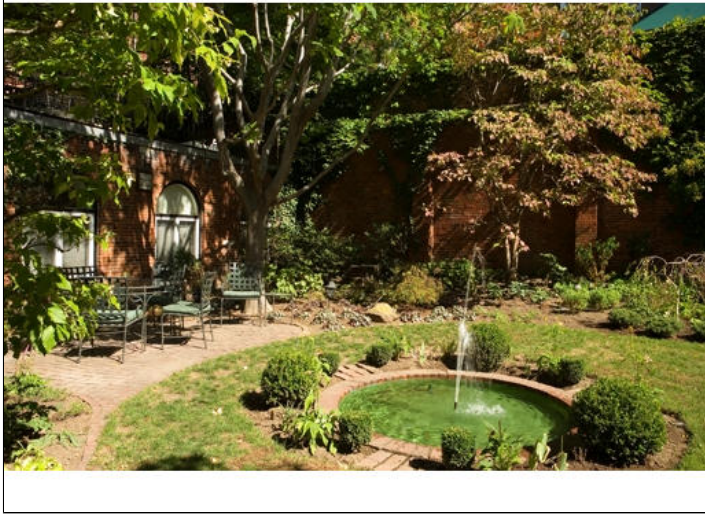
**Firm Remarks**

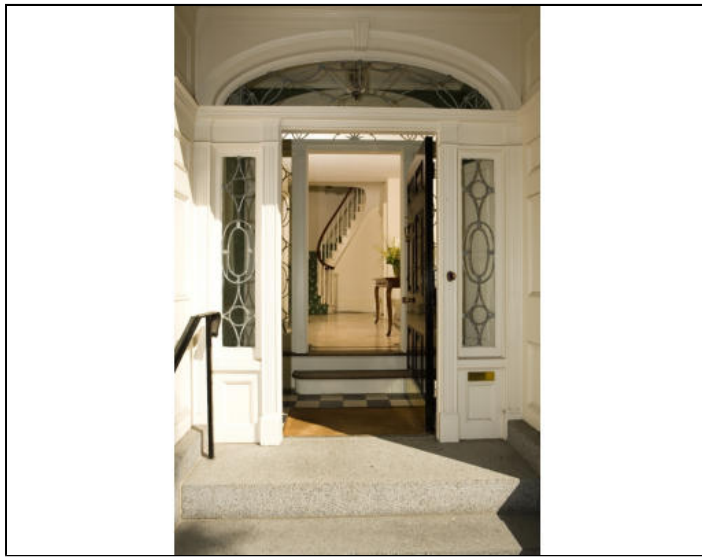
**Co-op broker paid when listing office receives its commission**

**Market Information**

Listing Date: **3/30/2007**  
Days on Market: Property has been on the market for a total of **129** day(s)  
Expiration Date:  
Original Price: **\$8,000,000**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **129** day(s)  
Office Market Time: Office has listed this property for **129** day(s)





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