



MLS # 70717801 - Active
Condo - Mid-Rise
3 Avery Street - Unit 509
Boston, MA : Midtown 02111
Suffolk County
Total Rooms: **4**
Full/Half/Master Baths: **1/1/Yes**
Unit Placement: **End**
Grade School:
High School:
Directions: **Tremont to Avery**

List Price: **\$699,000**

Bedrooms: **1**
Fireplaces: **0**
Unit Level: **5**
Middle School:

Remarks

Enjoy the luxury of living in Midtown residential Boston in this spacious home offering new mahogany flooring, a versatile room with pocket doors suitable as a dining room or guest/study room, a master bedroom with en suite marble bath and dressing area. Amenities include 24 hour concierge, doorman and access to Ritz Carlton services.

Property Information

Approx. Living Area: **1059 sq. ft. (\$660.06/sq. ft.)** Approx. Acres:
Living Area Includes: Heat Zones: **1 Central Heat, Individual, Unit Control** Garage Spaces: **0 --**
Living Area Source: **Master Deed** Cool Zones: **1 Central Air, Unit Control** Parking Spaces: **0 Rented**
Living Area Disclosures: # of Living Levels: **1**

Complex & Association Information

Complex Name: Units in Complex: **63** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$1,021** Fee Includes: **Gas, Water, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Snow Removal, Refuse Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		--
Dining Room:	1		--
Kitchen:	1		--
Master Bedroom:	1		--
Bath 1:	1		--
Bath 2:	1		Half Bath

Features

Area Amenities: **Public Transportation, Shopping, Park**
Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Association Pool: **No**
Assoc. Security: **Doorman**
Basement: **No**
Beach: **No**
Construction: **Stone/Concrete**
Docs in Hand: **Master Deed, Rules & Regs**
Electric Features: **Circuit Breakers**
Exterior: **Other (See Remarks)**
Flooring: **Wood, Marble**
Hot Water: **Natural Gas**
Insulation Features: **Unknown**
Interior Features: **Intercom**
Management: **Professional - On Site**
Roof Material: **Rubber**
Sewer and Water: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range**
Waterfront: **No**

Other Property Info

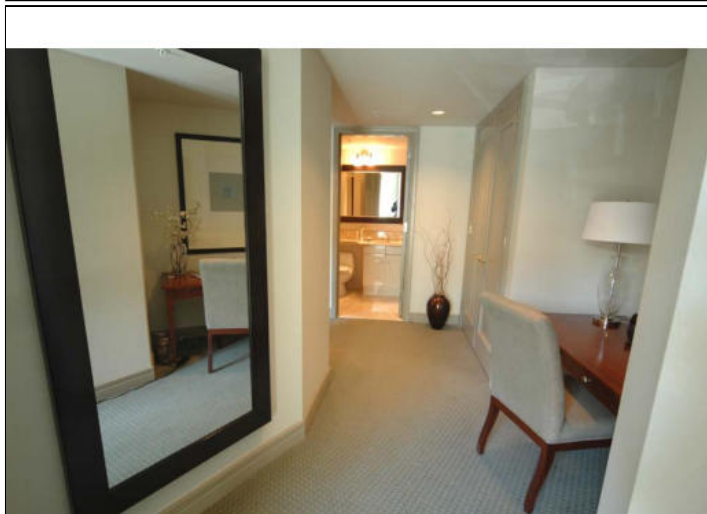
Adult Community: **No**
Disclosure Declaration: **Yes**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: **No** Warranty Available: **No**
Year Built/Converted: **2000/2005**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:

Tax Information

Pin #:
Assessed: **\$567,300**
Tax: **\$6223.28** Tax Year: **2008**
Book: **38469** Page: **072**
Cert:
Zoning Code: **RES**
Map: **08** Block: **20** Lot:

Market Information

Listing Date: **2/25/2008** Listing Market Time: MLS# has been on for **29** day(s)
Days on Market: Property has been on the market for a total of **29** day(s) Office Market Time: Office has listed this property for **29** day(s)
Expiration Date:
Original Price: **\$699,000**
Off Market Date:
Sale Date:



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MLS # 70711604 - Active Condo - Hi-Rise

1 Avery St - Unit 17C
Boston, MA : Midtown 02111-1022
Suffolk County

List Price: **\$735,000**

Total Rooms: **3**
Full/Half/Master Baths: **1/1/**
Unit Placement: **--**
Grade School:
High School:
Directions: **Tremont Street to Avery Street**

Bedrooms: **1**
Fireplaces: **0**
Unit Level: **17**
Middle School:

Remarks

This Ritz-Carlton Towers (North) condominium is the ideal permanent residence or pied-a-terre for the discerning purchaser requiring first class hotel and concierge services, sports club, restaurants, and valet garage parking. From the 17th floor views extend to the Back Bay skyline. The central location of the Ritz-Carlton complex allows residents to access many of the city's neighborhoods and amenities (theatres, shops and restaurants) on foot.

Property Information

Approx. Living Area: 751 sq. ft. (\$978.70/sq. ft.)	Approx. Acres: 0	Garage Spaces: 1 --
Living Area Includes:	Heat Zones: Central Heat	Parking Spaces: 0 --
Living Area Source: Owner	Cool Zones: Central Air	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name: Ritz-Carlton Towers	Units in Complex: 132 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$762	Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Landscaping, Snow Removal	

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Medical Facility**
Association Pool:
Assoc. Security: **Doorman**
Basement: **No**
Beach: **No**
Docs in Hand: **Master Deed**
Management: **Professional - Off Site, Owner Association**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water**
Waterfront: **No**

Other Property Info

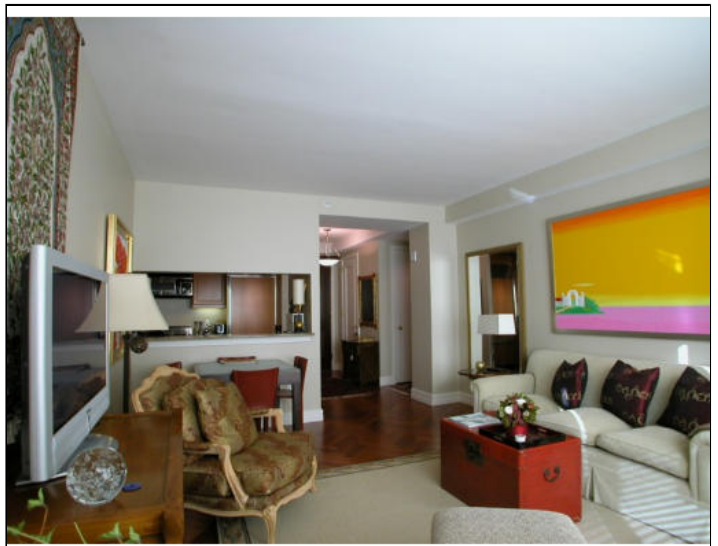
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built/Converted: **2000/**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round:

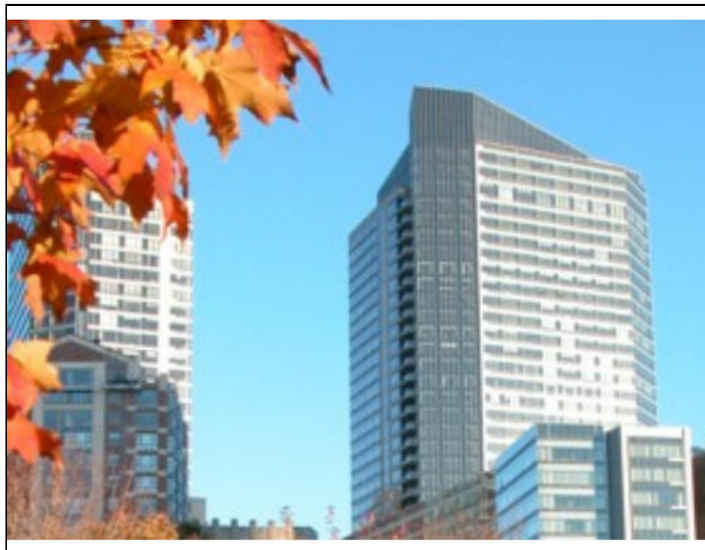
Tax Information

Pin #: **W:03 P:04832 S:110**
Assessed: **\$617,600**
Tax: **\$6797** Tax Year: **2008**
Book: **37980** Page: **217**
Cert: **00118953**
Zoning Code: **RES**
Map: Block: Lot:

Market Information

Listing Date: 2/13/2008	Listing Market Time: MLS# has been on for 41 day(s)
Days on Market: Property has been on the market for a total of 41 day(s)	Office Market Time: Office has listed this property for 41 day(s)
Expiration Date:	
Original Price: \$735,000	
Off Market Date:	
Sale Date:	





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**MLS # 70669517 - Active
Condo - Mid-Rise**

**3 Avery - Unit 604
Boston, MA : Midtown 02111
Suffolk County**

List Price: **\$999,000**

Total Rooms: **6**
Full/Half/Master Baths: **3/0/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **Tremont to Avery**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **6**
Middle School:

Remarks

2 bed - 3 bath 1748 Sq ft unit at the Ritz Carlton - Full service building - One parking space included. Currently rented for \$6800/mo thru June 08. Great unit for an investor. 1748 Sq ft at the Ritz reduced to \$999,000 - A GREAT VALUE.....That's \$571.51 per square foot...Unbeatable Price for the Best Full Service Residential Building in the City....24 hour notice to show please...

Property Information

Approx. Living Area: 1748 sq. ft. (\$571.51/sq. ft.)	Approx. Acres: 2295.68 (99999999 sq. ft.)	Garage Spaces: 1 Deeded
Living Area Includes:	Heat Zones: 4 Forced Air	Parking Spaces: 1 Deeded
Living Area Source: Master Deed	Cool Zones: 4 Central Air	# of Living Levels: 9
Living Area Disclosures:		

Complex & Association Information

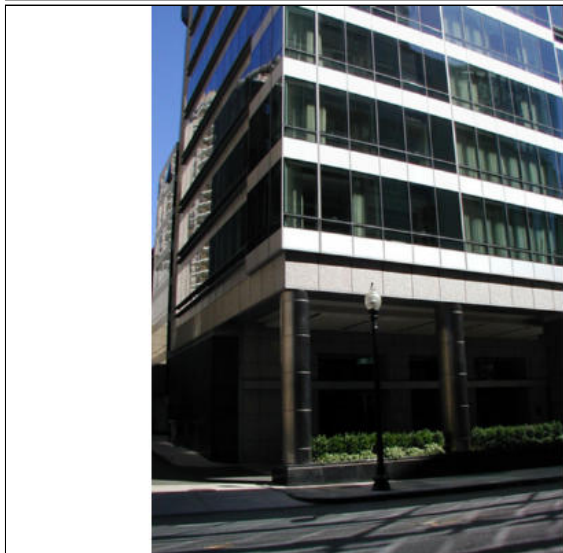
Complex Name:	Units in Complex: 63 Complete: Yes	Units Owner Occupied: Source:
Association: Yes Fee: \$1,800	Fee Includes: Hot Water, Gas, Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Clubroom, Refuse Removal	

Room Levels, Dimensions and Features

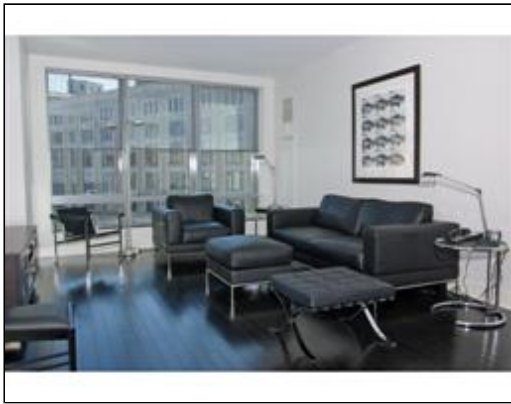
Room	Level	Size	Features
Features Area Amenities: Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Medical Facility Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Water Treatment Association Pool: No Assoc. Security: Doorman Basement: No Beach: No Energy Features: Insulated Windows Flooring: Wall to Wall Carpet Insulation Features: Full Interior Features: Cable Available, Intercom Management: Professional - On Site Pets Allowed: Yes Roof Material: Rubber Sewer and Water: City/Town Water Utility Connections: for Gas Range Waterfront: No			
Other Property Info Adult Community: No Disclosure Declaration: No Disclosures: Exclusions: Lead Paint: None UFFI: Unknown Warranty Available: No Year Built/Converted: 2001/ Year Built Source: Public Record Year Built Desc: Actual Year Round: Yes			
Tax Information Pin #: Assessed: \$932,000 Tax: \$10242.68 Tax Year: 2007 Book: 999999 Page: 9999 Cert: Zoning Code: Res Map: Block: Lot:			

Market Information

Listing Date: 10/25/2007	Listing Market Time: MLS# has been on for 152 day(s)
Days on Market: Property has been on the market for a total of 152 day(s)	Office Market Time: Office has listed this property for 152 day(s)
Expiration Date:	
Original Price: \$1,075,000	
Off Market Date:	
Sale Date:	



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MLS # 70710890 - Active Condo - Hi-Rise

3 Avery - Unit 608
Boston, MA : Midtown 02111
Suffolk County

List Price: **\$1,049,000**

Total Rooms: **5**
Full/Half/Master Baths: **3/0/Yes**
Unit Placement: **--**
Grade School: **Boston**
High School: **Boston**
Directions: **Take Tremont to Avery**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **6**
Middle School: **Boston**

Remarks

Pristine 2 bedroom/3 bath residence, newly renovated with rare outdoor space. Both bedrooms have ensuite baths. Modern living at it's best at the Ritz Carlton Boston Common. Great unit - easy to show with 24 hour notice please...

Property Information

Approx. Living Area: 1404 sq. ft. (\$747.15/sq. ft.)	Approx. Acres:	Garage Spaces: 1 Heated
Living Area Includes:	Heat Zones: 4 Forced Air	Parking Spaces: 1 --
Living Area Source: Owner	Cool Zones: 4 Central Air	# of Living Levels: 36
Living Area Disclosures:		

Complex & Association Information

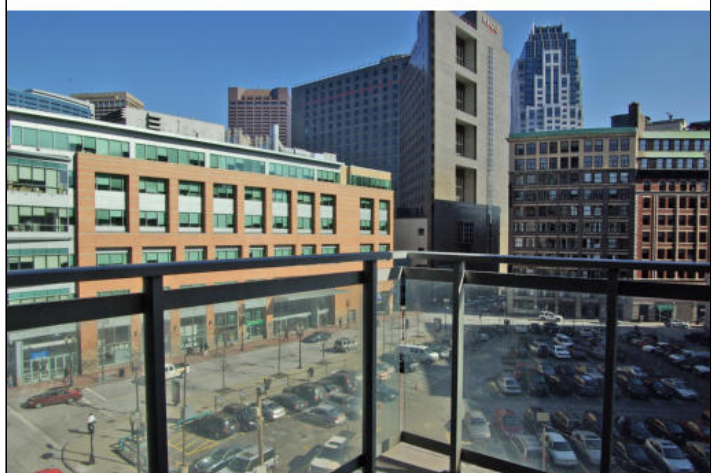
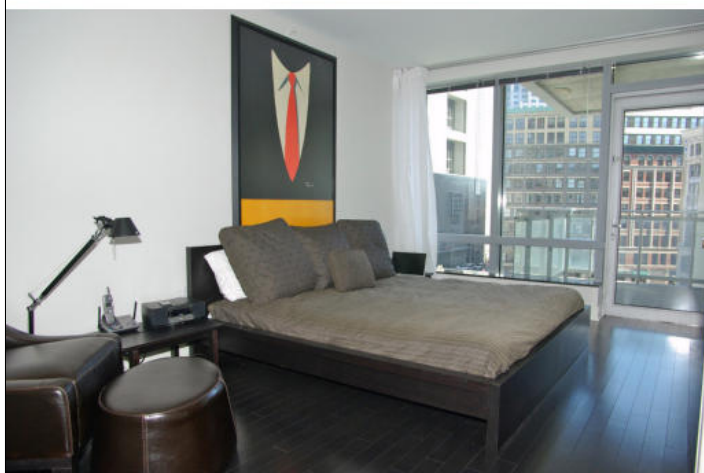
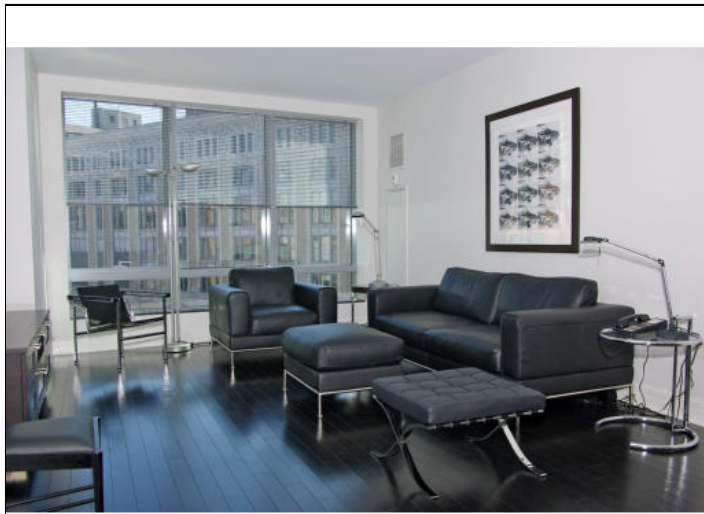
Complex Name: Ritz Carlton Residences	Units in Complex: 63 Complete: No	Units Owner Occupied: Source:
Association: Yes Fee: \$1,400	Fee Includes: Gas, Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Clubroom	
Optional Service Fee: \$0	Opt Fee Includes: --	

Room Levels, Dimensions and Features

Room	Level	Size	Features		
Features				Other Property Info	
Area Amenities: Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility				Adult Community: No	
Association Pool: No				Disclosure Declaration: No	
Assoc. Security: Doorman				Disclosures:	
Basement: No				Exclusions:	
Beach: No				Lead Paint: Unknown	
Docs in Hand: Rules & Regs				UFFI: Unknown Warranty Available: No	
Energy Features: Insulated Windows, Insulated Doors				Year Built/Converted: 2001/2004	
Exterior: Stone				Year Built Source: Owner	
Exterior Features: Balcony				Year Built Desc: Actual	
Hot Water: Tankless				Year Round: Yes	
Insulation Features: Full				Tax Information	
Interior Features: Cable Available				Pin #:	
Management: Professional - On Site				Assessed: \$770,000	
Pets Allowed: Yes				Tax: \$8446.9 Tax Year: 2008	
Roof Material: Rubber				Book: 999999 Page: 9999	
Sewer and Water: City/Town Water				Cert:	
Waterfront: No				Zoning Code: Res	
				Map: Block: Lot:	

Market Information

Listing Date: 2/11/2008	Listing Market Time: MLS# has been on for 43 day(s)
Days on Market: Property has been on the market for a total of 43 day(s)	Office Market Time: Office has listed this property for 43 day(s)
Expiration Date:	
Original Price: \$1,049,000	
Off Market Date:	
Sale Date:	



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**MLS # 70669677 - Active
Condo - Other (See Remarks)**

**3 Avery Street - Unit 504
Boston, MA : Midtown 02111
Suffolk County**

List Price: **\$1,059,000**

Total Rooms: **8**
Full/Half/Master Baths: **3/0/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: *****

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

Remarks

The Ritz! Over 1700 sq ft, 2+ beds, 3 baths, living room, dining room, family room & cooks kitchen with a floor to ceiling window. Bedrooms are suites and have excellent closets. Hardwood floors throughout and carpet in the bedrooms. Steps to the Common, L.A. Sports Club & Bostons finest restaurants and shopping. One Garage space included.

Property Information

Approx. Living Area: **1749 sq. ft. (\$605.49/sq. ft.)**
Living Area Includes:
Living Area Source: **Other**
Living Area Disclosures:

Approx. Acres:
Heat Zones: **4 Central Heat**
Cool Zones: **4 Central Air**

Garage Spaces: **1 Assigned**
Parking Spaces: **0 --**
of Living Levels: **1**

Complex & Association Information

Complex Name:
Association: **Yes** Fee: **\$1,740**

Units in Complex: **60** Complete: Units Owner Occupied: Source:
Fee Includes: **Hot Water, Water, Sewer**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping**
Association Pool:
Basement: **No**
Beach: **No**
Sewer and Water: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **None**
UFFI: **No** Warranty Available:
Year Built/Converted: **2000/**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round:

Tax Information

Pin #:
Assessed: **\$932,000**
Tax: **\$10242.68** Tax Year: **2007**
Book: **0000** Page: **0000**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Market Information

Listing Date: **10/26/2007** Listing Market Time: MLS# has been on for **148** day(s)
Days on Market: Property has been on the market for a total of **148** day(s) Office Market Time: Office has listed this property for **148** day(s)
Expiration Date:
Original Price: **\$1,059,000**
Off Market Date:
Sale Date:



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**MLS # 70637883 - Active
Condo - Hi-Rise**

1 Avery - Unit 11G
Boston, MA : Midtown 02111
Suffolk County
 Total Rooms: **8**
 Full/Half/Master Baths: **2/1/**
 Unit Placement: --
 Grade School:
 High School:
 Directions: **Tremont to Avery**

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

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

Remarks

Living in luxury is what this residence conveys. Enjoy all hotel amenities of the Ritz and Sports Club/LA. This 2 bedroom has it all!

Property Information

Approx. Living Area: **1382 sq. ft. (\$832.13/sq. ft.)** Approx. Acres:
 Living Area Includes: Heat Zones: **Central Heat** Garage Spaces: **1 --**
 Living Area Source: **Unit Floor Plan** Cool Zones: **Central Air** Parking Spaces: **1 --**
 Living Area Disclosures: # of Living Levels: **1**

Complex & Association Information

Complex Name: **The Residences @ The Ritz** Units in Complex: **130** Complete: Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$1,380** Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Snow Removal, Valet Parking**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		--
Dining Room:	1		--
Kitchen:	1		--
Master Bedroom:	1		--
Bedroom 2:	1		--
Bath 1:	1		--
Bath 2:	1		--
Bath 3:	1		--
Laundry:	1		--

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: **2001/**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Year Round:

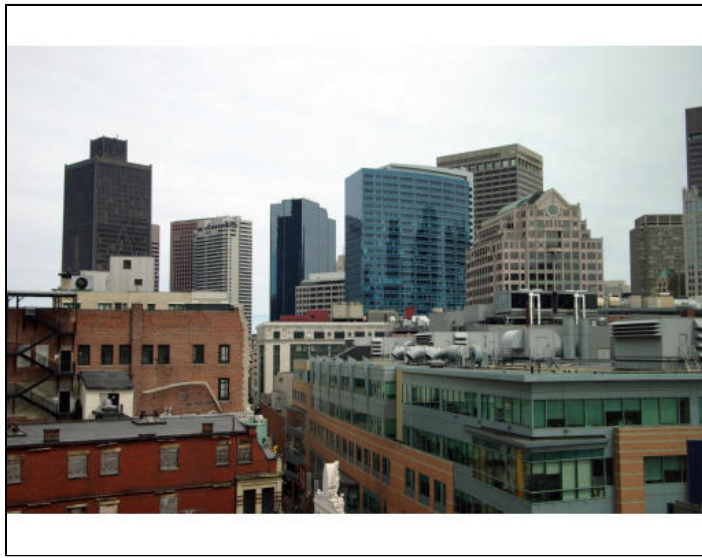
Tax Information

Pin #:
 Assessed: **\$0**
 Tax: **\$6949.34** Tax Year: **2007**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **Res**
 Map: Block: Lot:

Market Information

Listing Date: **8/27/2007** Listing Market Time: MLS# has been on for **211** day(s)
 Days on Market: Property has been on the market for a total of **416** day(s) Office Market Time: Office has listed this property for **211** day(s)
 Expiration Date:
 Original Price: **\$1,175,000**
 Off Market Date:
 Sale Date:





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**MLS # 70721350 - Active
Condo - Hi-Rise**

**2 Avery St - Unit 22G
Boston, MA : Midtown 02111-1002
Suffolk County**

List Price: **\$1,219,000**

Total Rooms: **4** Bedrooms: **2**
Full/Half/Master Baths: **2/0/Yes** Fireplaces: **0**
Unit Placement: **--** Unit Level: **0**
Grade School: Middle School:
High School:
Directions: **2 Avery St**

Remarks

Stunning corner 2-bed/2-bath luxury home at the Ritz-Carlton Towers. Breathtaking views,floor to ceiling windows,state-of-the-art kitchen,marble baths,brazilian cherry floor. Valet garage and direct access to Sports Club LA.

Property Information

Approx. Living Area: **1257 sq. ft. (\$969.77/sq. ft.)** Approx. Acres: **0** Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **1 Heat Pump** Parking Spaces: **1 Deeded**
Living Area Source: **Other** Cool Zones: **1 Central Air** # of Living Levels: **1**
Living Area Disclosures:

Complex & Association Information

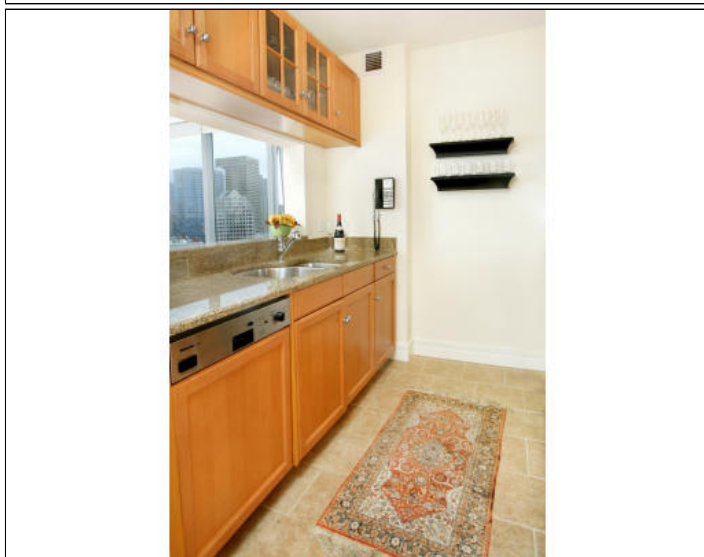
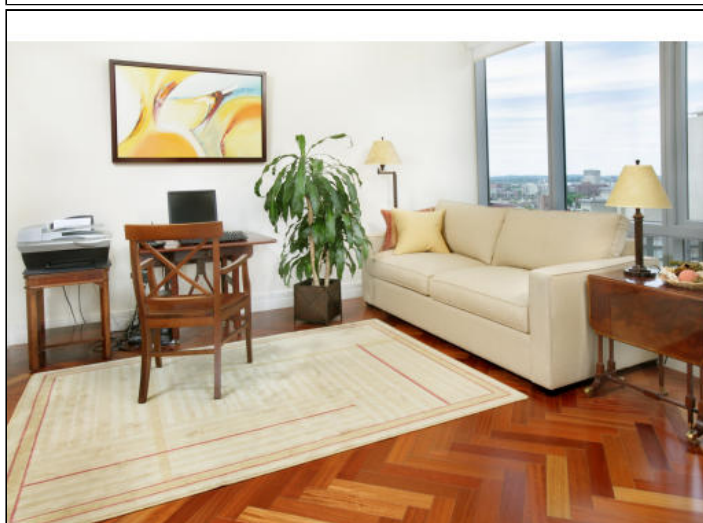
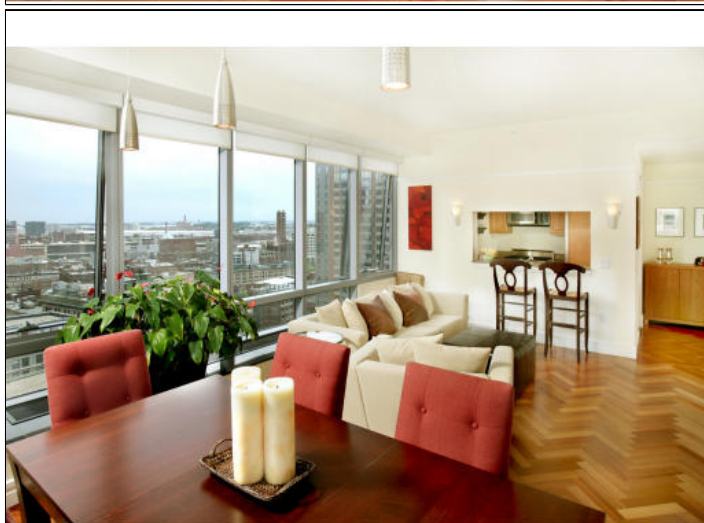
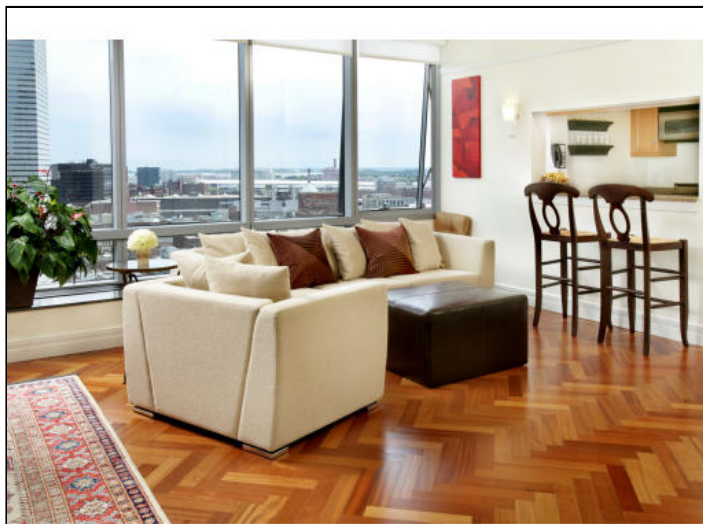
Complex Name: Units in Complex: **304** Complete: Units Owner Occupied: Source:
Association: **Yes** Fee: **\$1,169** Fee Includes: **Hot Water, Electric, Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance**

Room Levels, Dimensions and Features

Room	Level	Size	Features
<div> <div> Features Association Pool: Basement: No Beach: No Sewer and Water: City/Town Water Waterfront: No </div> <div> Other Property Info Disclosure Declaration: No Disclosures: Exclusions: Lead Paint: Unknown UFFI: Unknown Warranty Available: Year Built/Converted: 2000/ Year Built Source: Public Record Year Built Desc: Actual Year Round: </div> </div>			
<div> Tax Information Pin #: W:03 P:04870 S:110 Assessed: \$8,145 Tax: \$9670 Tax Year: 2007 Book: 36384 Page: 300 Cert: 00014924 Zoning Code: RES Map: Block: Lot: </div>			

Market Information

Listing Date: **3/4/2008** Listing Market Time: MLS# has been on for **21** day(s)
Days on Market: Property has been on the market for a total of **21** day(s) Office Market Time: Office has listed this property for **21** day(s)
Expiration Date:
Original Price: **\$1,219,000**
Off Market Date:
Sale Date:



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**MLS # 70636992 - Active
Condo - Hi-Rise**

**1 Avery St - Unit 17A
Boston, MA 02111-1022
Suffolk County**

List Price: **\$1,265,000**

Total Rooms: **5**
Full/Half/Master Baths: **2/1/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **Ritz Carlton off Tremont**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **17**
Middle School:

Remarks

Ritz, experience the ultimate in luxury services including concierge, doorman, Ritz Hotel, Sport ClubLA & Spa at the Residences of the Ritz Carlton. Dramatic 2bed/2.5 bath sunny corner home w/panoramic park & city views from oversized floor to ceiling windows. Spacious living room w/separate dining area ideal for entertaining. European galley granite kitchen with Poggenpohl cabinets, Sub Zero, Viking & Meile appliances. Spacious master suite with 5 fixture bath, hardwood floors. Valet parking.

Property Information

Approx. Living Area: 1511 sq. ft. (\$837.19/sq. ft.)	Approx. Acres: 0	Garage Spaces: 1 --
Living Area Includes:	Heat Zones: 4 Central Heat	Parking Spaces: 1 --
Living Area Source: Master Deed	Cool Zones: 4 Central Air	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

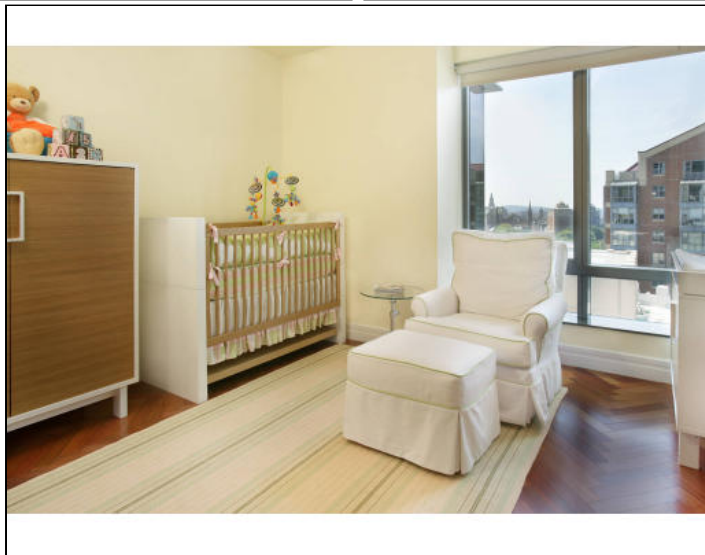
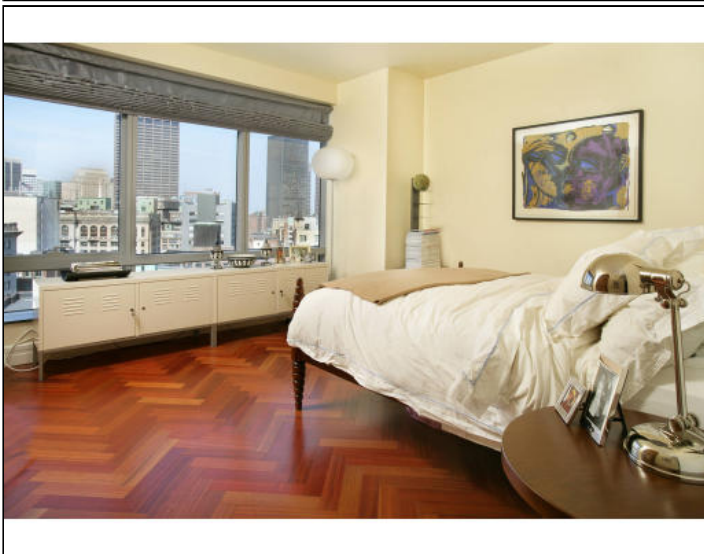
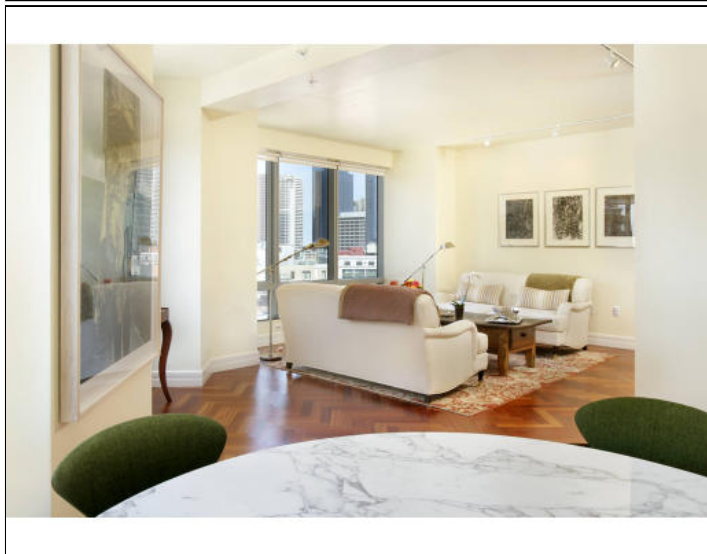
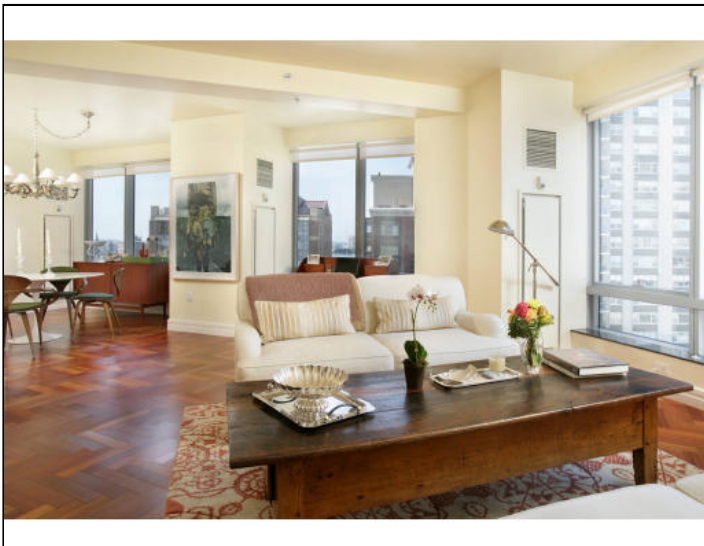
Complex Name: Ritz Carlton Residences	Units in Complex: 132 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$1,568	Fee Includes: Heat, Hot Water, Electric, Gas, Water, Sewer, Master Insurance, Security, Valet Parking	

Room Levels, Dimensions and Features

Room	Level	Size	Features
Features			
Area Amenities: Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails			
Association Pool: No			
Assoc. Security: Doorman			
Basement: No			
Beach: No			
Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Master Plan, Management Association Bylaws,			
Floor Plans			
Flooring: Wood			
Management: Professional - On Site			
Pets Allowed: Yes			
Sewer and Water: City/Town Water			
Waterfront: No			
Other Property Info			
Adult Community: No			
Disclosure Declaration: No			
Disclosures:			
Exclusions: Chandelier			
Lead Paint: None			
UFFI: No Warranty Available: No			
Year Built/Converted: 2001/			
Year Built Source: Public Record			
Year Built Desc: Actual			
Year Round:			
Tax Information			
Pin #: W:03 P:04832 S:106			
Assessed: \$0			
Tax: \$9269 Tax Year: 2008			
Book: 0 Page: 0			
Cert:			
Zoning Code: res			
Map: Block: Lot:			

Market Information

Listing Date: 8/24/2007	Listing Market Time: MLS# has been on for 212 day(s)
Days on Market: Property has been on the market for a total of 212 day(s)	Office Market Time: Office has listed this property for 212 day(s)
Expiration Date:	
Original Price: \$1,275,000	
Off Market Date:	
Sale Date:	



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MLS # 70645991 - Active

Condo - Hi-Rise

2 Avery St - Unit 36B

Boston, MA : Midtown 02111-1002

Suffolk County

Total Rooms: 4

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

Unit Placement: Upper

Grade School:

High School:

Directions: Avery Street off of Tremont Street

List Price: \$1,350,000

Bedrooms: 2

Fireplaces: 0

Unit Level: 36

Middle School:

Remarks

Stunning South Tower 2 bedrooms, 2 marble baths. Spectacular panoramic views of Boston Harbor from 36th floor. Watch the sun rise. Gleaming hardwood floors, laundry, custom lighting. 24-hour concierge, security, doorman, full Ritz-Carlton services include hotel services. Includes 1 valet garage parking space plus some guest parking. Excellent move in condition.

Property Information

Approx. Living Area: 1045 sq. ft. (\$1,291.87/sq. ft.)

Living Area Includes:

Living Area Source: Unit Floor Plan

Living Area Disclosures:

Approx. Acres: 0

Heat Zones: Central Heat, Hot Water Baseboard, Heat Pump, Unit Control

Cool Zones: Central Air, Unit Control

Garage Spaces: 1 Under, Deeded

Parking Spaces: 1 Off-Street, Deeded, Guest

of Living Levels: 1

Complex & Association Information

Complex Name: Ritz-Carlton Residences

Association: Yes Fee: \$1,189

Optional Service Fee: \$

Units in Complex: 300 Complete: Yes

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

Opt Fee Includes: Swimming Pool, Exercise Room

Units Owner Occupied: Source:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	21x13	Hard Wood Floor
Dining Room:	1		Hard Wood Floor, Dining Area
Family Room:	1		--
Kitchen:	1	8x10	Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:	1	15x13	Walk-in Closet, Hard Wood Floor
Bedroom 2:	1	15x12	Hard Wood Floor
Bath 1:	1		Full Bath, Ceramic Tile Floor, Granite/Solid Counters
Bath 2:	1		Full Bath, Ceramic Tile Floor, Granite/Solid Counters

Features

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

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

Association Pool: Yes Indoor

Assoc. Security: TV Monitor, Doorman, Private Guard

Basement: No

Beach: No

Docs in Hand: Rules & Regs, Floor Plans, Association Financial Statements

Energy Features: Insulated Windows

Flooring: Wood, Tile, Marble

Insulation Features: Full

Interior Features: Security System, Cable Available

Management: Professional - On Site, Owner Association

Pets Allowed: Yes

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

Utility Connections: for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection

Waterfront: No

Other Property Info

Adult Community: No

Disclosure Declaration: No

Disclosures:

Exclusions:

Lead Paint: Unknown

UFFI: No Warranty Available: No

Year Built/Converted: 2000/

Year Built Source: Public Record

Year Built Desc: Actual

Year Round: Yes

Tax Information

Pin #: W:03 P:04870 S:314

Assessed: \$1,026,800

Tax: \$11285 Tax Year: 2007

Book: 37489 Page: 88

Cert: 00087625

Zoning Code: 000000

Map: Block: Lot:

Market Information

Listing Date: 9/11/2007

Days on Market: Property has been on the market for a total of 194 day(s)

Expiration Date:

Original Price: \$1,350,000

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 194 day(s)

Office Market Time: Office has listed this property for 194 day(s)



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**MLS # 70720650 - Active
Condo - Hi-Rise**

**1 Avery St - Unit 11-B
Boston, MA : Midtown 02111-1022
Suffolk County**

List Price: **\$1,595,000**

Total Rooms: **6**
Full/Half/Master Baths: **3/0/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **Ritz Carlton off Tremont**

Bedrooms: **3**
Fireplaces: **0**
Unit Level: **11**
Middle School:

Remarks

Ritz Carlton Towers, best value 3 bed at the Ritz. Experience the ultimate in luxury services including concierge, doorman, Ritz Hotel services, Sports Club LA & Spa at the Residences at the Ritz Carlton. Dramatic three bedroom home with sunny floor to ceiling windows, spacious floor plan with formal dining area ideal for entertaining. Large 2nd & 3rd bedrooms, includes valet parking. Enjoy the five star living of the legendary Ritz Carlton Today.

Property Information

Approx. Living Area: **1675 sq. ft. (\$952.24/sq. ft.)**
Living Area Includes:
Living Area Source: **Master Deed**
Living Area Disclosures:

Approx. Acres: **0**
Heat Zones: **4 Central Heat**
Cool Zones: **4 Central Air**

Garage Spaces: **1 Deeded**
Parking Spaces: **1 Deeded**
of Living Levels: **1**

Complex & Association Information

Complex Name: **Ritz Carlton Residences**
Association: **Yes** Fee: **\$1,615**

Units in Complex: **131** Complete:
Fee Includes: **--** Units Owner Occupied: Source:

Room Levels, Dimensions and Features

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

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails**
Association Pool: **No**
Assoc. Security: **Doorman**
Basement: **No**
Beach: **No**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements**
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: **No**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **None**
UFFI: **No** Warranty
Available: **No**
Year Built/Converted: **2001/**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:

Tax Information

Pin #: **W:03 P:04832 S:038**
Assessed: **\$1**
Tax: **\$12862** Tax Year: **2008**
Book: **38907** Page: **329**
Cert: **00008635**
Zoning Code: **res**
Map: Block: Lot:

Market Information

Listing Date: **3/3/2008**

Listing Market Time: MLS# has been on for **22** day(s)

Days on Market: Property has been on the market for a total of **81** day(s)

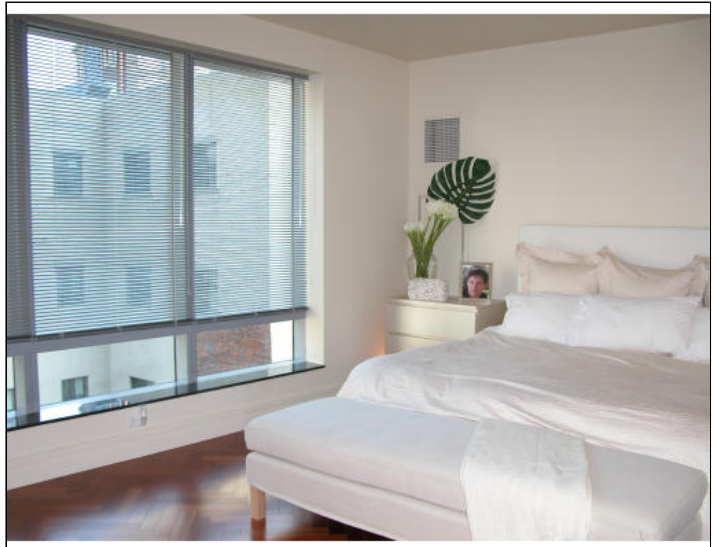
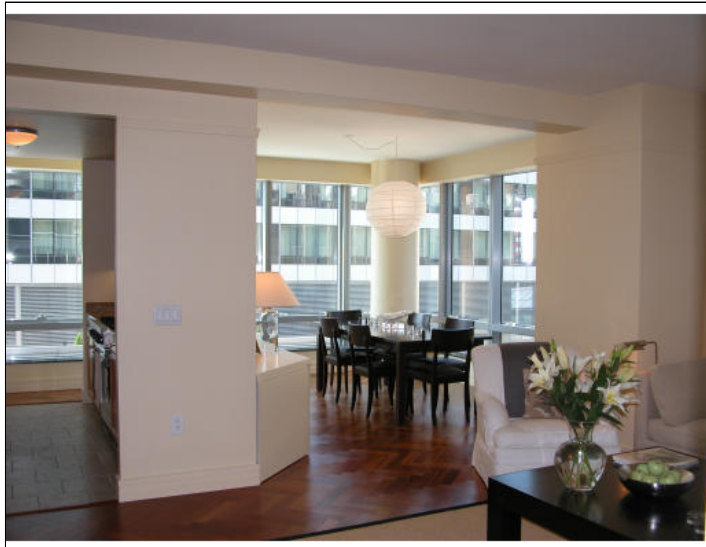
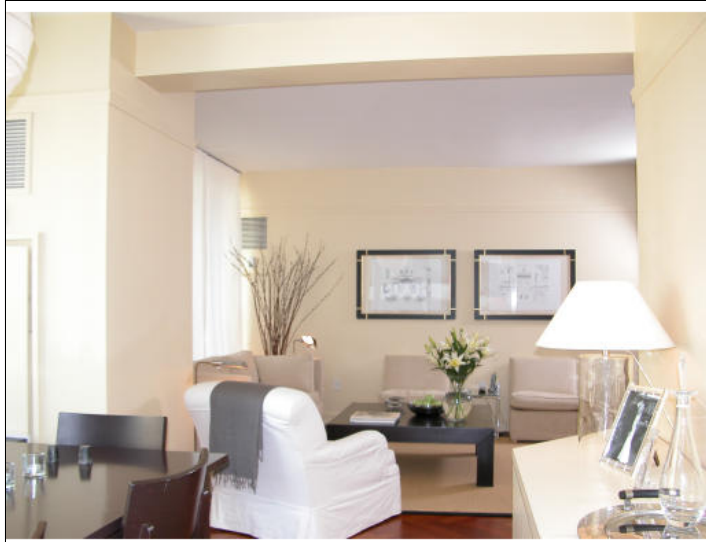
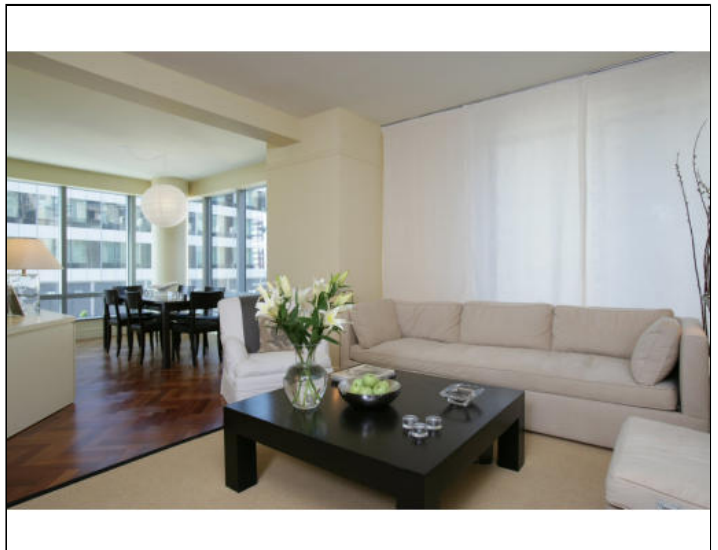
Office Market Time: Office has listed this property for **81** day(s)

Expiration Date:

Original Price: **\$1,595,000**

Off Market Date:

Sale Date:





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MLS # 70668416 - Active

Condo - Hi-Rise

2 Avery Street - Unit 17E

Boston, MA : Midtown 02111

Suffolk County

Total Rooms: 6

Full/Half/Master Baths: 3/1/Yes

Unit Placement: Upper, Corner, Front

Grade School:

High School:

Directions: Tremont To 2 Avery / Ritz Tower II / South Tower

List Price: \$2,089,000

Bedrooms: 3

Fireplaces: 0

Unit Level: 17

Middle School:

Remarks

In Boston's luxury market, one building stands alone. The Residences at the Ritz Carlton Towers offers the finest materials, appls & legendary flawless service. Huge 3bd/3.5bth sunny, corner loc. w/the best layout. Welcoming marble foyer. Chef's kitch w/brkfst bar,Poggenpohl,Viking, Miele,SubZero, granite,adjacent to formal D/R. Oversized L/R with wrap around wall of windows,fantastic views,Cherry herringbone ptrn flrs, built-ins and wet bar. Mstr Suite w/abundant closets.5 Star Living Defined!

Property Information

Approx. Living Area: 2362 sq. ft. (\$884.42/sq. ft.)

Living Area Includes:

Living Area Source: Unit Floor Plan

Living Area Disclosures:

Approx. Acres:

Heat Zones: 2 Central Heat

Cool Zones: 2 Central Air

Garage Spaces: 1 Attached, Heated, Assigned

Parking Spaces: 1 Assigned

of Living Levels: 1

Complex & Association Information

Complex Name:

Association: Yes Fee: \$2,274

Units in Complex: 309 Complete: Yes

Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Clubroom, Refuse Removal, Valet Parking

Units Owner Occupied: Source:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:		26x25	--
Dining Room:		14x11	--
Kitchen:		13x10	--
Master Bedroom:		17x16	--
Bedroom 2:		13x12	--
Bedroom 3:		14x15	--
Foyer:		6x14	--

Features

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

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

Association Pool:

Assoc. Security: Intercom, TV Monitor, Doorman, Private Guard

Basement: No

Beach: No

Construction: Stone/Concrete

Docs in Hand: Floor Plans

Energy Features: Insulated Windows

Exterior: Stone

Flooring: Wood, Tile, Wall to Wall Carpet, Marble

Management: Professional - On Site

Pets Allowed: Yes

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: 2001/

Year Built Source: Owner

Year Built Desc: Approximate

Year Round:

Tax Information

Pin #:

Assessed: \$0

Tax: \$16872 Tax Year:

2007

Book: 0000 Page: 00

Cert:

Zoning Code: res

Map: Block: Lot:

Firm Remarks

Perfect Layout / Sunny Corner Unit / All The Services That You Would Expect At The Ritz.

Market Information

Listing Date: 10/24/2007

Days on Market: Property has been on the market for a total of 153 day(s)

Expiration Date:

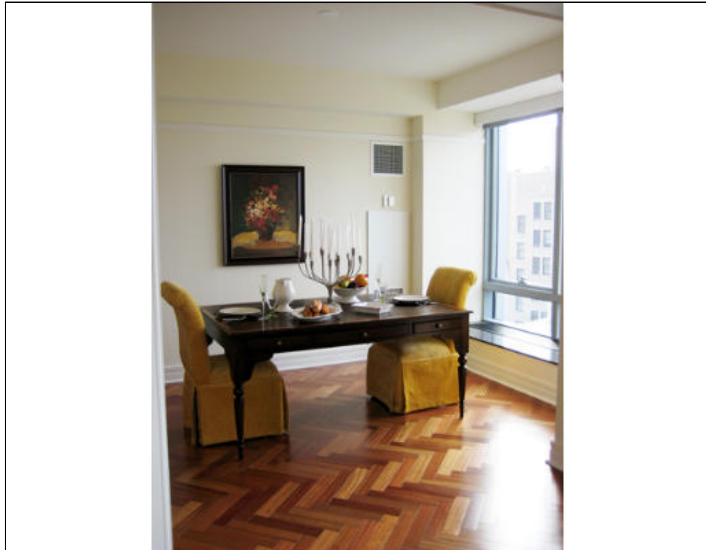
Original Price: \$2,200,000

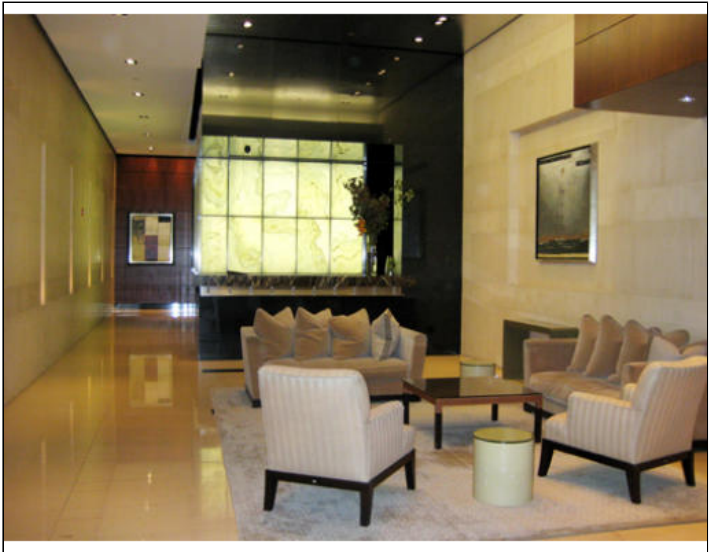
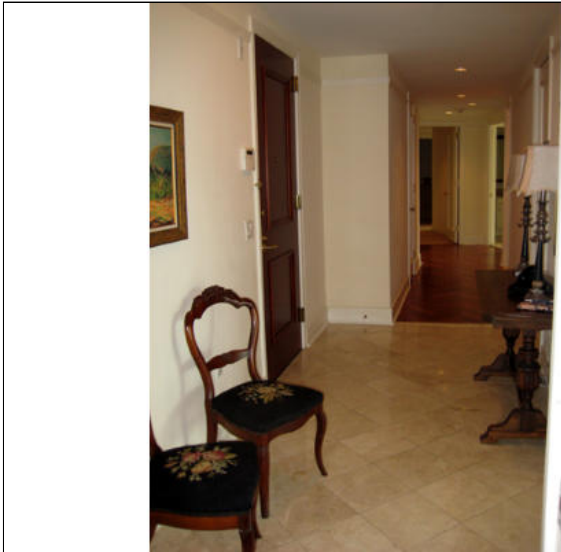
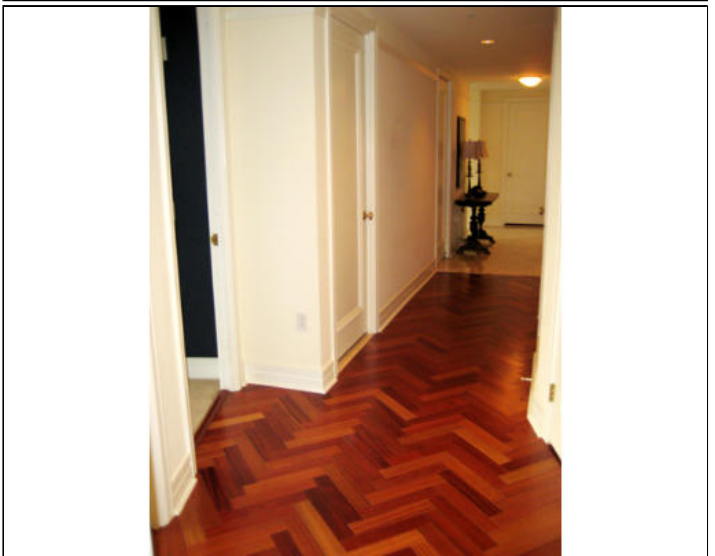
Off Market Date:

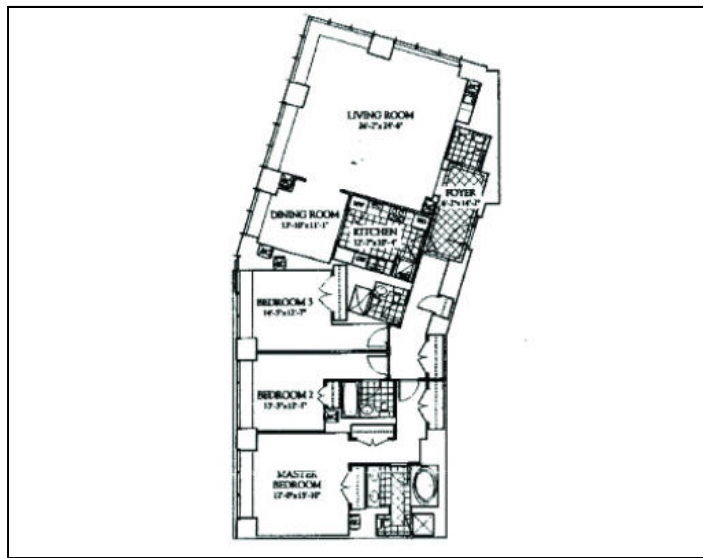
Sale Date:

Listing Market Time: MLS# has been on for 153 day(s)

Office Market Time: Office has listed this property for 153 day(s)







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**MLS # 70725116 - Active
Condo - Hi-Rise**

1 Avery - Unit 31D
Boston, MA : Midtown 02111
Suffolk County

List Price: **\$2,389,000**

Total Rooms: **4**
Full/Half/Master Baths: **2/1/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **tremont to Avery**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **31**
Middle School:

Remarks

Property Information

Approx. Living Area: 2036 sq. ft. (\$1,173.38/sq. ft.)	Approx. Acres:	Garage Spaces: 1 Under
Living Area Includes:	Heat Zones: Heat Pump	Parking Spaces: 1 --
Living Area Source: Owner	Cool Zones: Central Air, Unit Control	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name: The Ritz	Units in Complex: 200 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$2,333	Fee Includes: Gas, Water, Sewer, Master Insurance, Security	

Room Levels, Dimensions and Features

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

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility**
Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**
Association Pool:
Basement: **No**
Beach: **No**
Management: **Professional - On Site, Owner Association**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water**
Utility Connections: **for Gas Range**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Disclosures: **corner unit, views, spacious livingroom**
Exclusions:
Lead Paint: **None**
UFFI: Warranty Available:
Year Built/Converted: **2001/**
Year Built Source: **Owner**
Year Built Desc: **Actual**
Year Round:

Tax Information

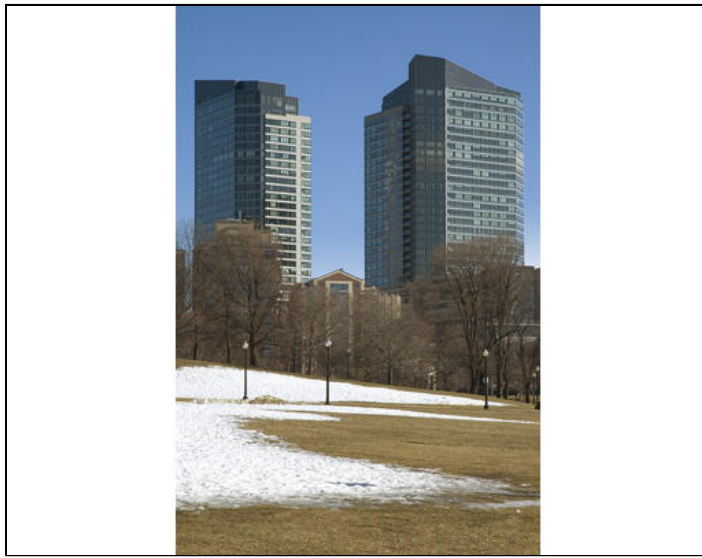
Pin #:
Assessed: **\$1,800**
Tax: **\$13567** Tax Year: **08**
Book: **000** Page: **000**
Cert:
Zoning Code: **res**
Map: Block: Lot:

Firm Remarks

call Listing agent 6176995300

Market Information

Listing Date: 3/11/2008	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: \$2,389	
Off Market Date:	
Sale Date:	



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**MLS # 70719736 - Active
Condo - Hi-Rise**

**2 Avery St - Unit 28C
Boston, MA : Midtown 02111-1002
Suffolk County**

List Price: **\$3,795,000**

Total Rooms: **6**
Full/Half/Master Baths: **3/1/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **Ritz Carlton off Tremont**

Bedrooms: **3**
Fireplaces: **0**
Unit Level: **28**
Middle School:

Remarks

Ritz Carlton, experience the ultimate in luxury services including concierge, doorman, Ritz Carlton Hotel, Sports Club LA & Spa at the Residences at the Ritz Carlton. Dramatic hi-floor 3bed/3.5ba home over 2700SF with amazing panoramic views of the Park, Charles River, Boston Harbor and spectacular sunsets views. Sunny corner unit with walls of oversized windows and expansive open floor plan with gourmet kitchen & separate dining area, ideal for entertaining. Valet parking included.

Property Information

Approx. Living Area: **2707 sq. ft. (\$1,401.92/sq. ft.)**
Living Area Includes:
Living Area Source: **Master Deed**
Living Area Disclosures:

Approx. Acres: **0**
Heat Zones: **5 Hot Water Baseboard**
Cool Zones: **5 Central Air**

Garage Spaces: **1 Deeded**
Parking Spaces: **1 Deeded**
of Living Levels: **1**

Complex & Association Information

Complex Name: **Ritz Carlton Residences**
Association: **Yes** Fee: **\$2,677**

Units in Complex: **171** Complete:
Units Owner Occupied: Source:
Fee Includes: **Heat, Hot Water, Gas, Water, Master Insurance**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails**
Appliances: **Wall Oven, Washer, Dryer**
Association Pool: **No**
Assoc. Security: **Doorman, Private Guard**
Basement: **No**
Beach: **No**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements**
Flooring: **Wood, Marble**
Management: **Professional - On Site**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water**
Utility Connections: **for Gas Range**
Waterfront: **No**

Other Property Info

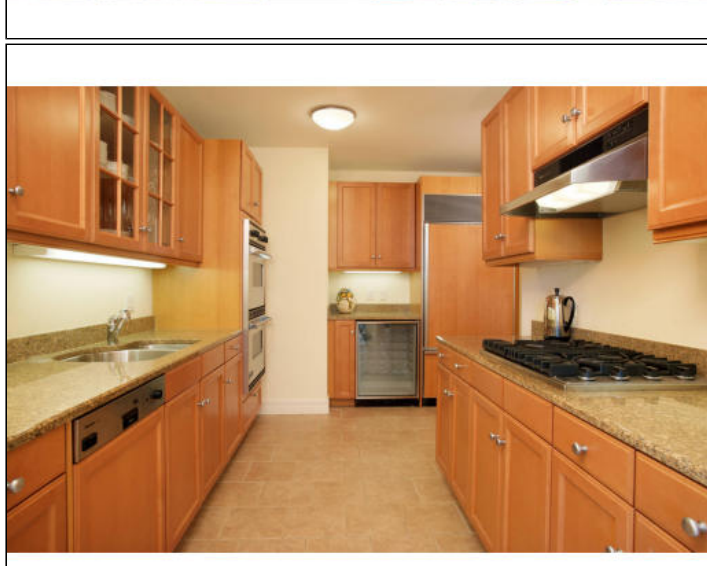
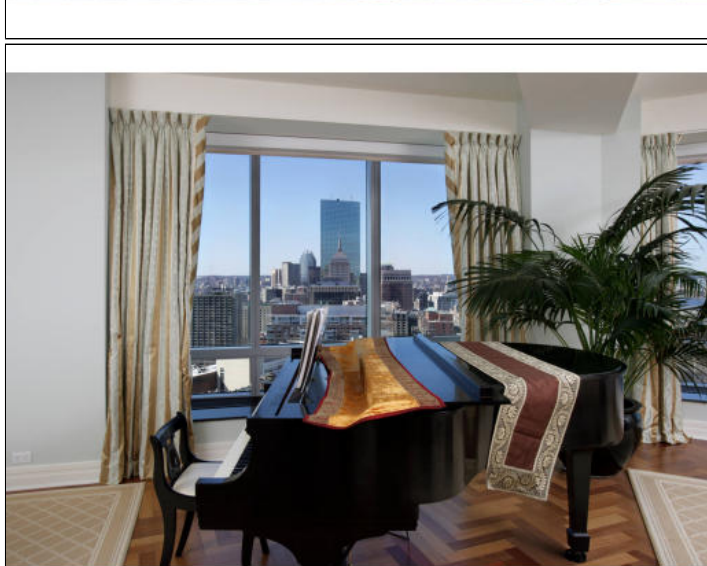
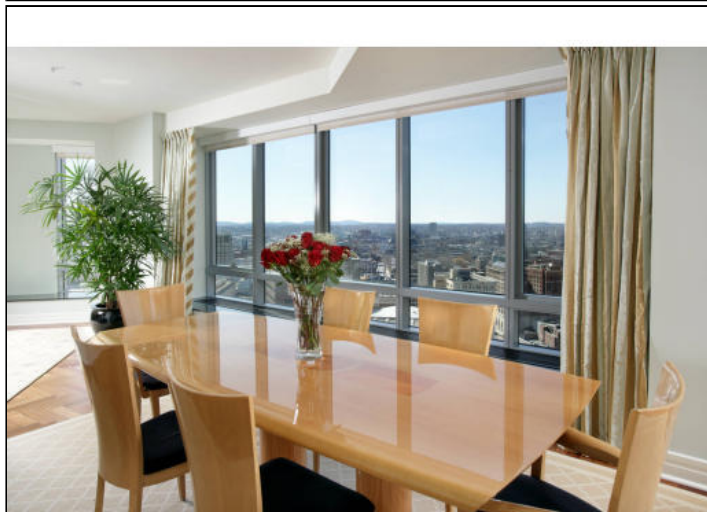
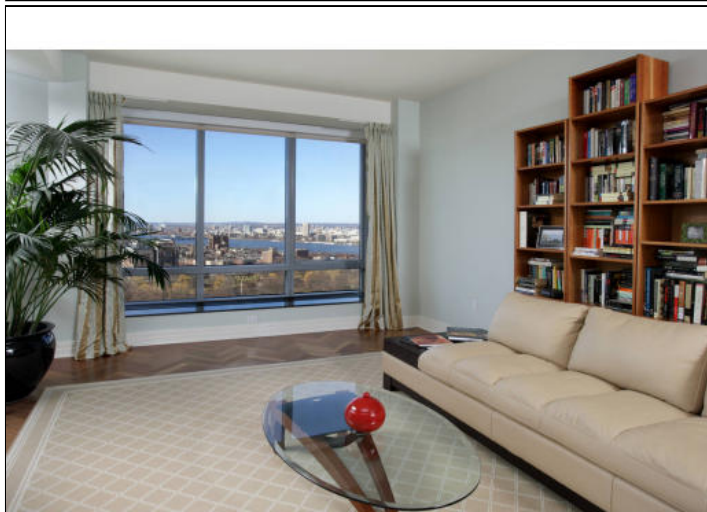
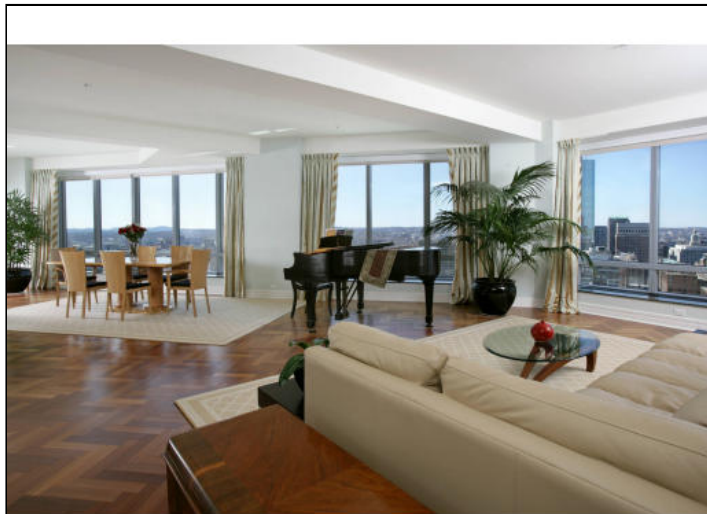
Adult Community: **No**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **None**
UFFI: **No** Warranty Available:
No
Year Built/Converted: **2001/**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**

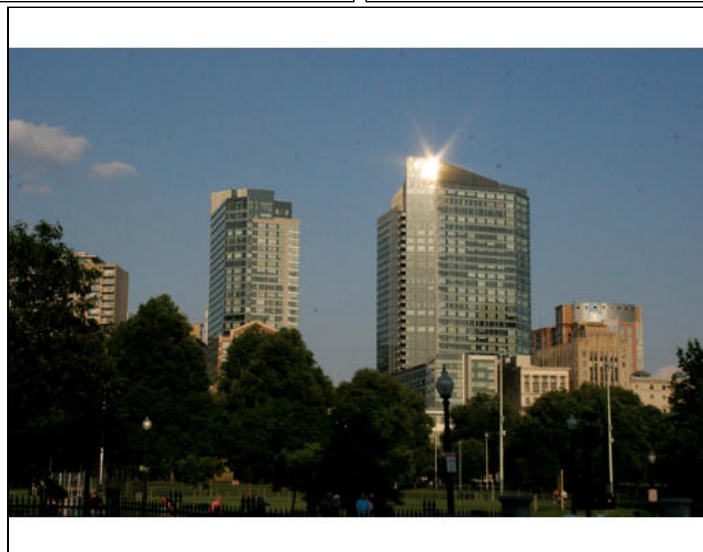
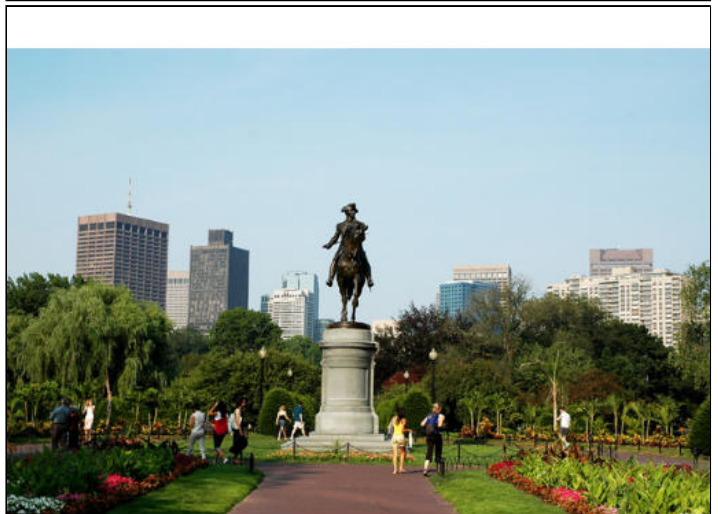
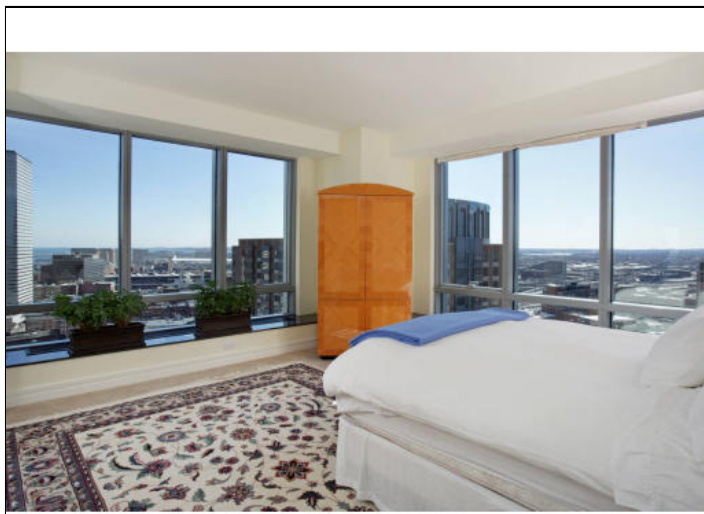
Tax Information

Pin #: **W:03 P:04870 S:198**
Assessed: **\$0**
Tax: **\$23753** Tax Year: **2007**
Book: **38320** Page: **252**
Cert: **00142090**
Zoning Code: **res**
Map: Block: Lot:

Market Information

Listing Date: **3/1/2008**
Days on Market: Property has been on the market for a total of **24** day(s)
Expiration Date:
Original Price: **\$3,795,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **24** day(s)
Office Market Time: Office has listed this property for **24** day(s)





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MLS # 70727726 - Active Condo - Hi-Rise

2 Avery Street - Unit 37C
Boston, MA : Midtown 02111
Suffolk County

List Price: **\$4,250,000**

Total Rooms: **6**
Full/Half/Master Baths: **2/1/Yes**
Unit Placement: **Upper**
Grade School:
High School:
Directions: **Tremont Street to Avery**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **37**
Middle School:

Remarks

Stunning 37th floor condominium in the luxurious Ritz- Carlton Towers. Panoramic views to the East, South and West. Special features include an expansive living room, formal dining room, over-sized windows, upgraded crown moldings, marble window sills, bleached oak floors, custom built-ins, and a distributed sound system. Two bedrooms plus a study and two and one half baths. Gourmet kitchen with top-of-the-line appliances, granite counters, Poggenpohl cabinetry and wine cuvinet.

Property Information

Approx. Living Area: 2707 sq. ft. (\$1,570/sq. ft.)	Approx. Acres:	Garage Spaces: 2 Under, Deeded
Living Area Includes:	Heat Zones: Central Heat	Parking Spaces: 2 --
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: 309 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$3,105	Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Valet Parking	

Room Levels, Dimensions and Features

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

Features

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer**
Association Pool:
Assoc. Security: **Doorman**
Basement: **No**
Beach: **No**
Construction: **Stone/Concrete**
Docs in Hand: **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: **Dining room chandelier, sconces in dining room, entry foyer and guest bathroom**
Lead Paint: **None**
UFFI: Warranty Available:
Year Built/Converted: **2001/**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:

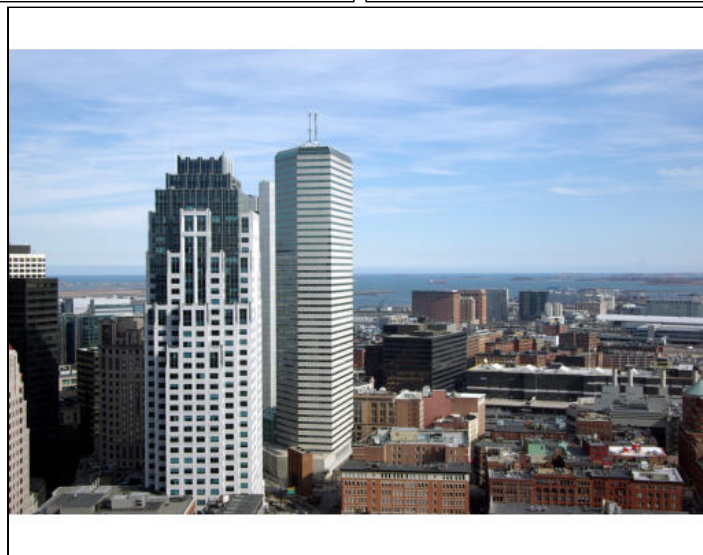
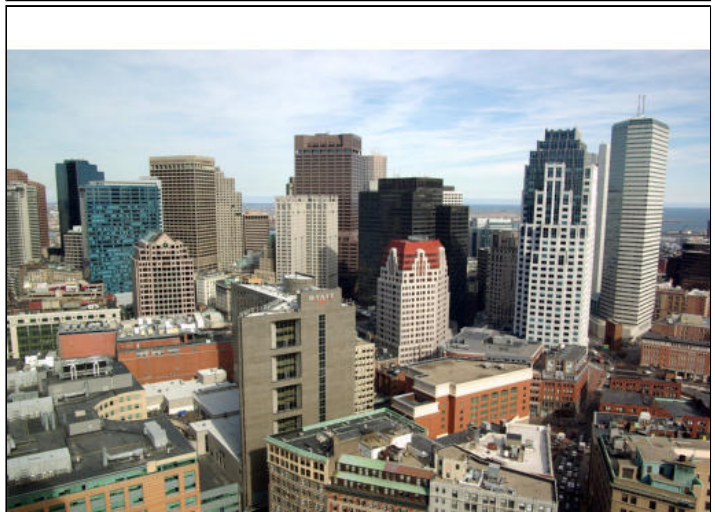
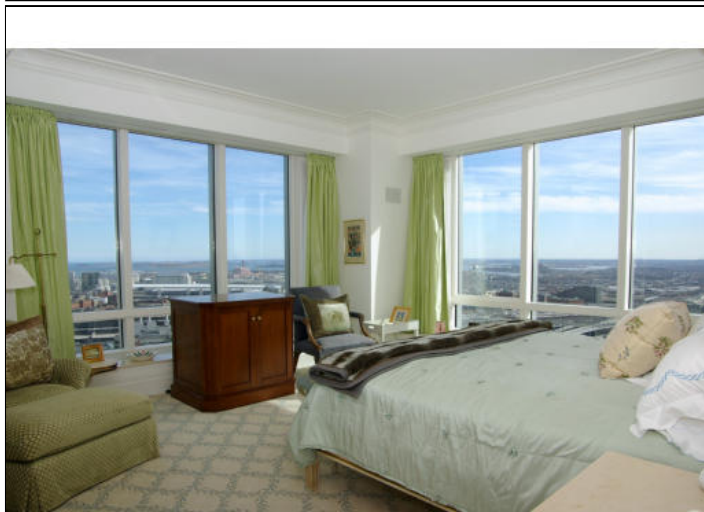
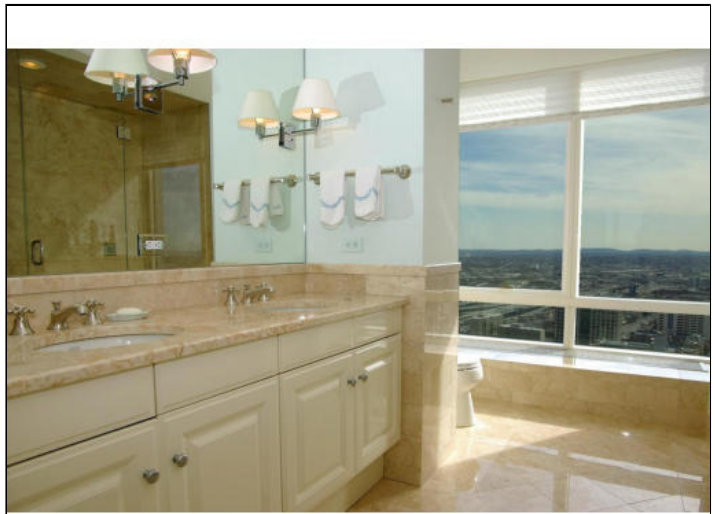
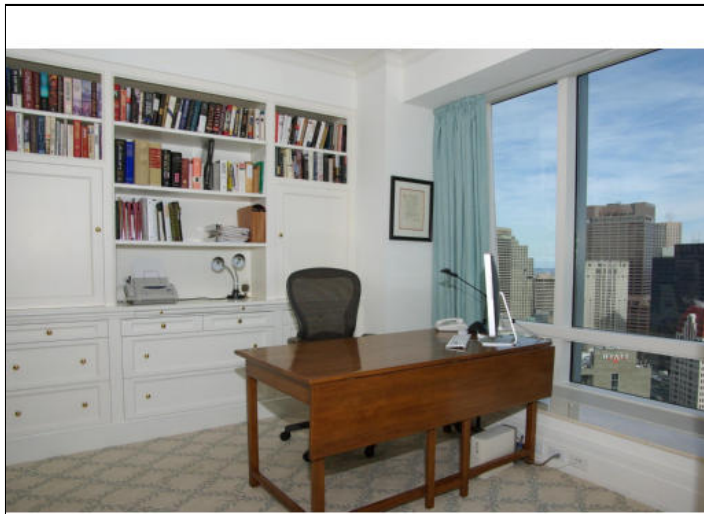
Tax Information

Pin #:
Assessed: **\$2,571,700**
Tax: **\$28211.5** Tax Year: **2008**
Book: **5467** Page: **6788**
Cert:
Zoning Code: **R**
Map: Block: Lot:

Market Information

Listing Date: 3/16/2008	Listing Market Time: MLS# has been on for 9 day(s)
Days on Market: Property has been on the market for a total of 9 day(s)	Office Market Time: Office has listed this property for 9 day(s)
Expiration Date:	
Original Price: \$4,250,000	
Off Market Date:	
Sale Date:	





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**MLS # 70711173 - Active
Condo - Hi-Rise**

**2 Avery Street - Unit 35C
Boston, MA : Back Bay 02111
Suffolk County**

List Price: **\$4,500,000**

Total Rooms: **9**
Full/Half/Master Baths: **3/1/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: *****

Bedrooms: **3**
Fireplaces: **0**
Unit Level: **35**
Middle School:

Remarks

New opulence at the Ritz. Major refurbishment includes extensive wood detailing and decorative ceilings, cherry paneled with accent panels. This residence is for someone with exquisite taste.

Property Information

Approx. Living Area: 2705 sq. ft. (\$1,663.59/sq. ft.)	Approx. Acres:	Garage Spaces: 2 --
Living Area Includes:	Heat Zones: Central Heat	Parking Spaces: 3 --
Living Area Source: Master Deed	Cool Zones: Central Air	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name:	Units in Complex: 130 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$2,545	Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Elevator, Exterior Maintenance, Landscaping, Snow Removal	

Room Levels, Dimensions and Features

Room	Level	Size	Features
<div><div><div>Features</div><div>Association Pool: Basement: No Beach: No Sewer and Water: City/Town Water Waterfront: No</div></div><div><div>Other Property Info</div><div>Disclosure Declaration: No Disclosures: Exclusions: Lead Paint: Unknown UFFI: Warranty Available: Year Built/Converted: 1900/2001 Year Built Source: Public Record Year Built Desc: Unknown/Mixed Year Round:</div></div><div><div>Tax Information</div><div>Pin #: Assessed: \$2,571,700 Tax: \$28031.53 Tax Year: 2007 Book: 00000 Page: 000 Cert: Zoning Code: res Map: Block: Lot:</div></div></div>			

Market Information

Listing Date: 2/12/2008	Listing Market Time: MLS# has been on for 42 day(s)
Days on Market: Property has been on the market for a total of 682 day(s)	Office Market Time: Office has listed this property for 682 day(s)
Expiration Date:	
Original Price: \$4,500,000	
Off Market Date:	
Sale Date:	





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**MLS # 70728343 - Active
Condo - Hi-Rise**

2 Avery - Unit 34E

Boston, MA : Midtown 02111

Suffolk County

Total Rooms: **12**

Full/Half/Master Baths: **4/0/Yes**

Unit Placement: **Upper, Front**

Grade School:

High School:

Directions: **corner of Avery and Washington**

List Price: **\$5,295,000**

Bedrooms: **4**

Fireplaces: **0**

Unit Level: **34**

Middle School:

Remarks

Magnificent and rare four bedroom, four bath condominium in the Residences at the Ritz-Carlton Towers. Arguably one of Boston's most valuable doorman condominiums given it's breathtaking views of the Boston Common, Public Garden, Charles River and beyond, a masterful single level floor plan, world-class concierge services, available 5-Star Ritz-Carlton Hotel services and Sports Club/LA. Two garage spaces.

Property Information

Approx. Living Area: **3246 sq. ft. (\$1,631.24/sq. ft.)**

Living Area Includes:

Living Area Source: **Master Deed**

Living Area Disclosures:

Approx. Acres:

Heat Zones: **Central Heat, Hot Water Baseboard**

Cool Zones: **Central Air**

Garage Spaces: **2 --**

Parking Spaces: **2 --**

of Living Levels: **1**

Complex & Association Information

Complex Name: **Residences At The Ritz-Carlton Towers**

Units in Complex: **309** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$3,652**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	24x35	Hard Wood Floor, Dining Area, Balcony/Deck
Kitchen:	1	20x12	Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:	1	17x16	Full Bath, Linen Closet, Wall to Wall Carpet
Bedroom 2:	1	13x12	Full Bath, Wall to Wall Carpet
Bedroom 3:	1	14x16	Full Bath, Wall to Wall Carpet
Bedroom 4:	1	14x14	Wall to Wall Carpet
Bath 1:	1		Full Bath
Bath 2:	1		Full Bath
Bath 3:	1		Full Bath
Other:	1	16x11	Ceramic Tile Floor
Bathroom:	1		Full Bath
Foyer:	1	8x12	--

Features

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

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

Association Pool:

Assoc. Security: **Doorman**

Basement: **No**

Beach: **No**

Management: **Professional - On Site, Owner Association**

Pets Allowed: **Yes w/ Restrictions (See Remarks)**

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

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Disclosures:

Exclusions: **Chandelier in bedroom #4**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Available:

Year Built/Converted: **2001/**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round:

Tax Information

Pin #:

Assessed: **\$3,229,800**

Tax: **\$35431** Tax Year: **2008**

Book: **0** Page: **0**

Cert:

Zoning Code: **residential**

Map: Block: Lot:

Market Information

Listing Date: **3/17/2008**

Days on Market: Property has been on the market for a total of **8** day(s)

Expiration Date:

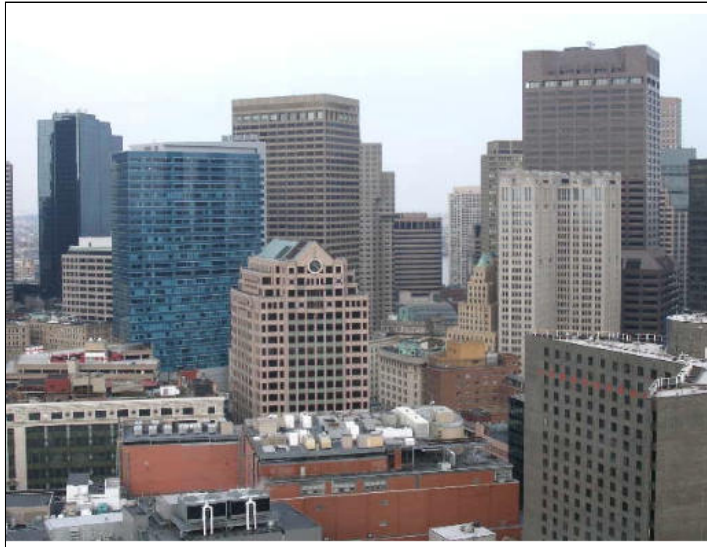
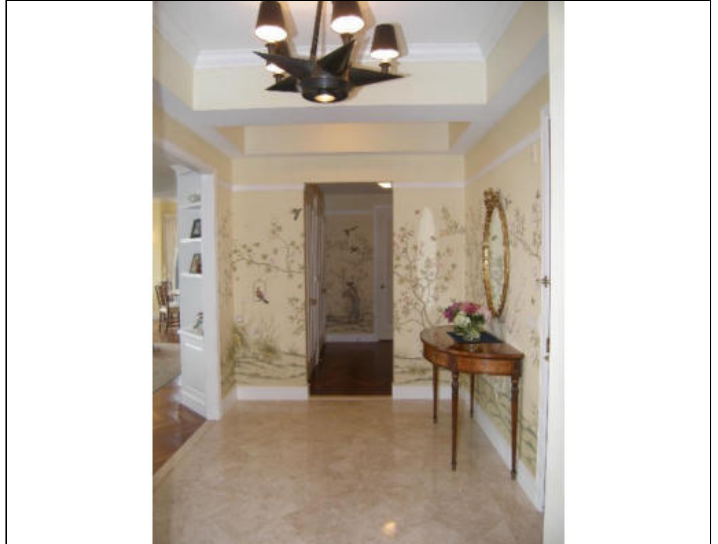
Original Price: **\$5,295,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **8** day(s)

Office Market Time: Office has listed this property for **8** day(s)





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