



MLS # 70571495 - Active Condo - Mid-Rise

35 Channel Center - Unit 406
Boston, MA : Seaport District 02210
Suffolk County

List Price: **\$549,000**

Total Rooms: **4**

Bedrooms: **2**

Full/Half/Master Baths: **1/0/No**

Fireplaces: **0**

Unit Placement: **--**

Unit Level: **4**

Grade School:

Middle School:

High School:

Directions: **Summer St to A St to Channel Center**

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 of morning light; 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. (\$368.70/sq. ft.)**

Approx. Acres:

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **1 Forced Air, Gas**

Parking Spaces: **0 --**

Living Area Source: **Owner**

Cool Zones: **1 Central Air**

of Living Levels: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name: **Channel Center**

Units in Complex: **40** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$573**

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

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 **310** day(s)

Days on Market: Property has been on the market for a total of **310** day(s)

Office Market Time: Office has listed this property for **310** day(s)

Expiration Date:

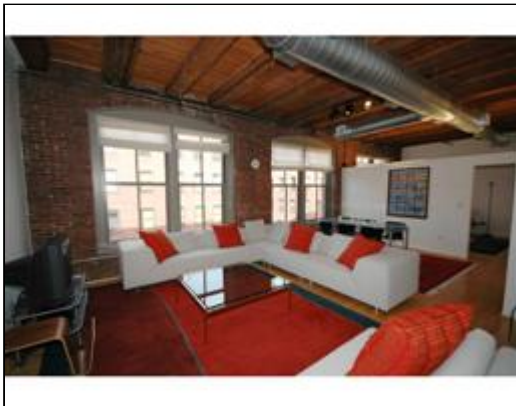
Original Price: **\$629,000**

Off Market Date:

Sale Date:



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**MLS # 70661007 - Active
Condo - Mid-Rise**

**35 Channel Center - Unit 411
Boston, MA : Seaport District 02210
Suffolk County**

List Price: **\$550,000**

Total Rooms: **3** Bedrooms: **1**
Full/Half/Master Baths: **2/0/Yes** Fireplaces: **0**
Unit Placement: **--** Unit Level: **4**
Grade School: Middle School:
High School:
Directions: **W. Broadway to A to 35 Channel Center**

Remarks

Beautiful wide open 1 bed 2 bath loft located in The Channel Center. Loft is bursting with character with its original brick walls, exposed wood beam ceiling, and maple hardwood floors throughout the living space. The unit boasts 12 ft ceilings and a wall of windows that allows light to flow into the home all day. The bedroom features plenty of closet and storage space while the master bath has a standing glass shower and soaking tub. Laundry in unit, 1 garage space at \$40K.

Property Information

Approx. Living Area: **1337 sq. ft. (\$411.37/sq. ft.)** Approx. Acres: Garage Spaces: **1 --**
Living Area Includes: Heat Zones: **Forced Air** Parking Spaces: **1 --**
Living Area Source: **Owner** Cool Zones: **Central Air** # of Living Levels: **1**
Living Area Disclosures:

Complex & Association Information

Complex Name: Units in Complex: **44** Complete: Units Owner Occupied: Source:
Association: **Yes** Fee: **\$573** Fee Includes: **Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Association Pool:
Basement: **No**
Beach: **No**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No**

Other Property Info

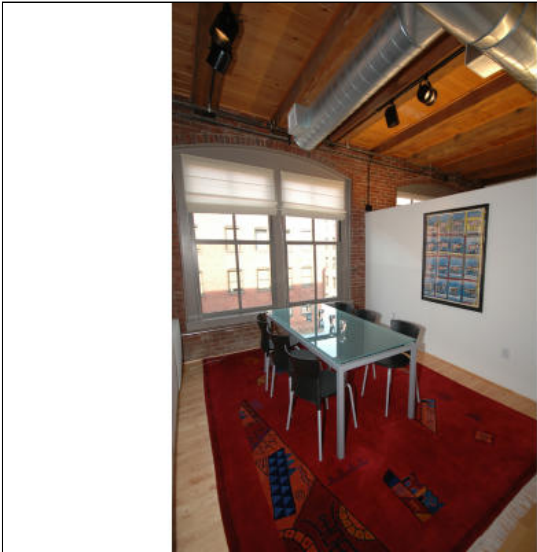
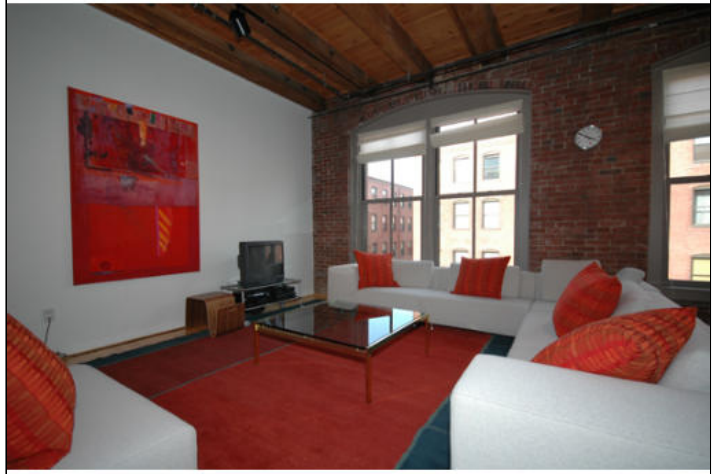
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built/Converted: **1919/2005**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round:

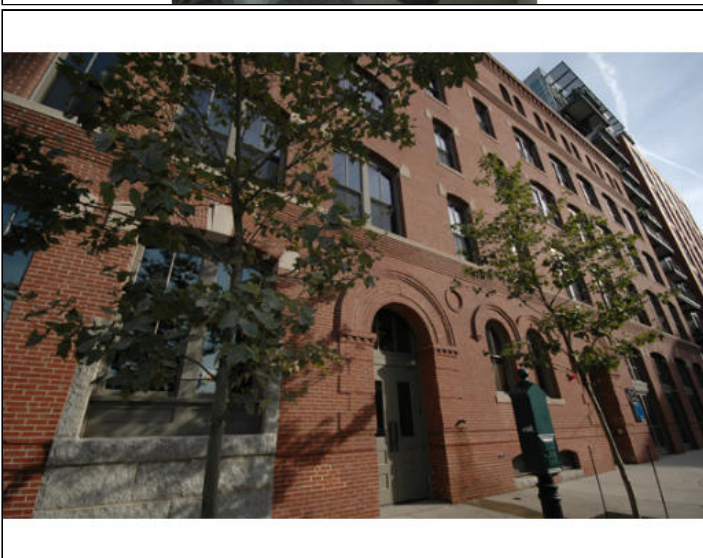
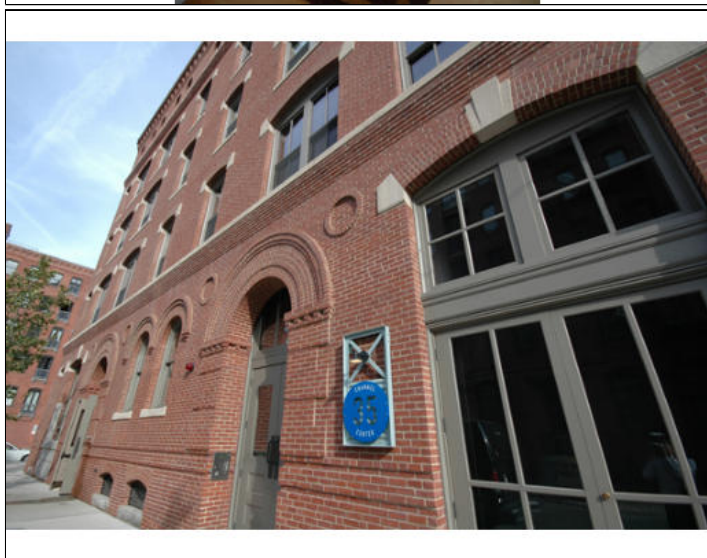
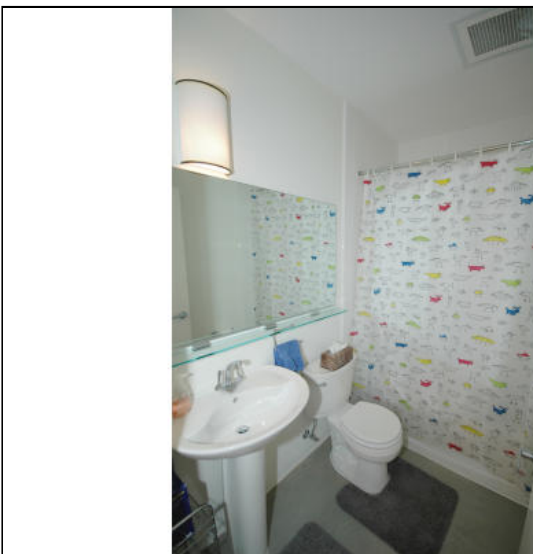
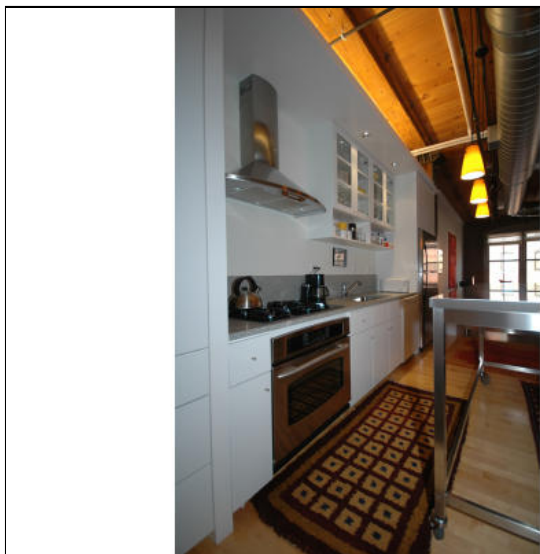
Tax Information

Pin #:
Assessed: **\$481,300**
Tax: **\$3764.44** Tax Year: **2007**
Book: **0** Page: **0**
Cert:
Zoning Code: **0**
Map: Block: Lot:

Market Information

Listing Date: **10/9/2007** 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: **\$615,000**
Off Market Date:
Sale Date:





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MLS # 70576479 - Active Condo - Loft

25 channel center - Unit 209
Boston, MA : Seaport District 02210
Suffolk County

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

Total Rooms: **8**
Full/Half/Master Baths: **2/1/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **Seaport area**

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

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: 0 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

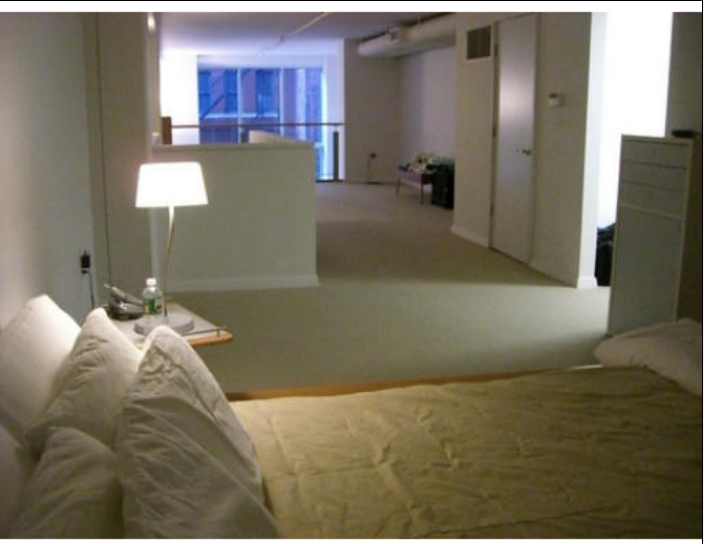
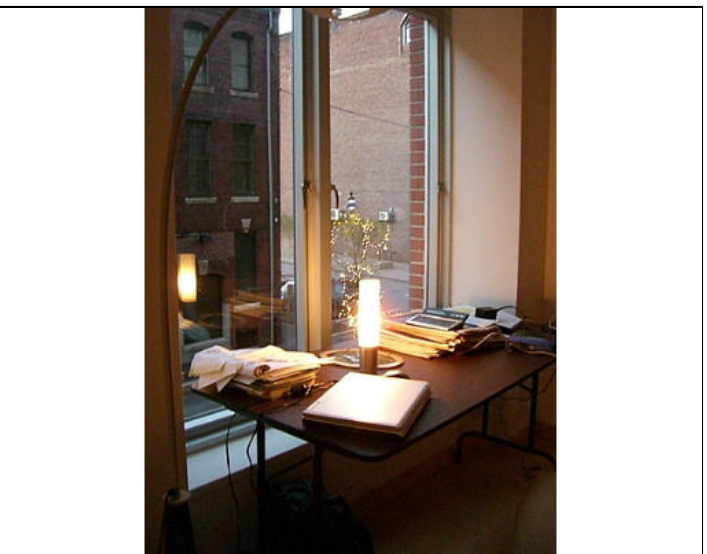
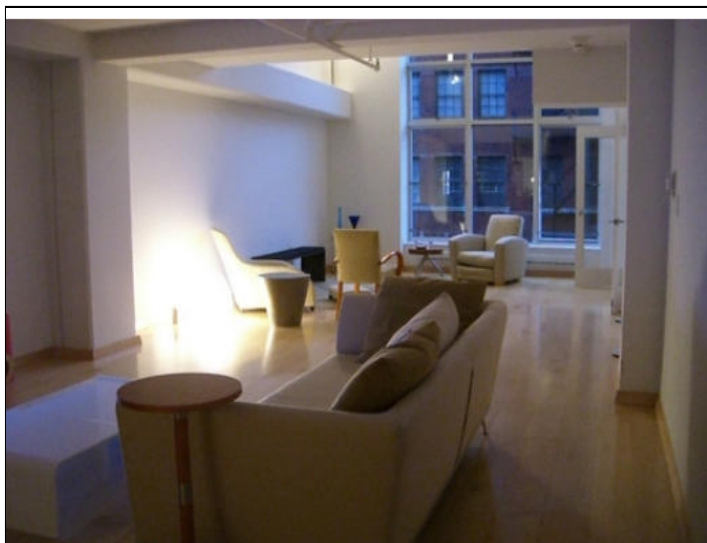
Adult Community: **Yes**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **None**
UFFI: **Unknown** Warranty Available: **No**
Year Built/Converted: **2004/**
Year Built Source: **Owner**
Year Built Desc: **Approximate**
Year Round:

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 303 day(s)
Days on Market: Property has been on the market for a total of 810 day(s)	Office Market Time: Office has listed this property for 486 day(s)
Expiration Date:	
Original Price: \$799,000	
Off Market Date:	
Sale Date:	



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**MLS # 70596914 - Active
Condo - Hi-Rise**

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

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

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: 1550 sq. ft. (\$515.48/sq. ft.)	Approx. Acres:	Garage Spaces: 1 Deeded
Living Area Includes:	Heat Zones: 1 Central Heat	Parking Spaces: 1 --
Living Area Source: Owner	Cool Zones: 1 Central Air	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

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

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

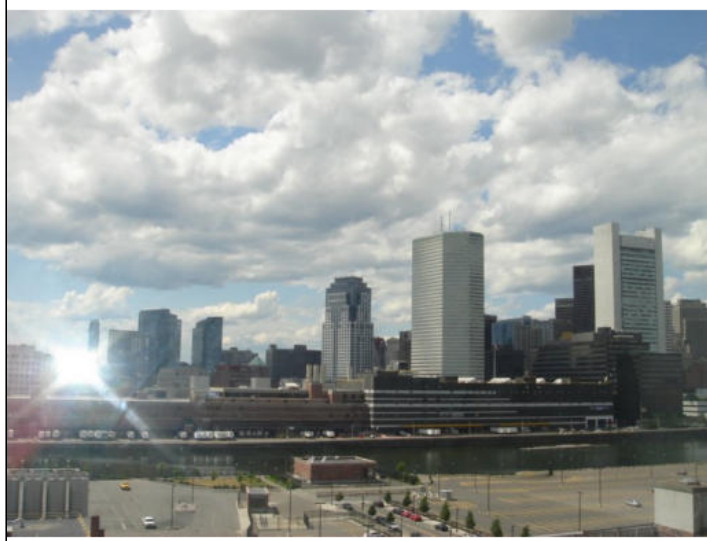
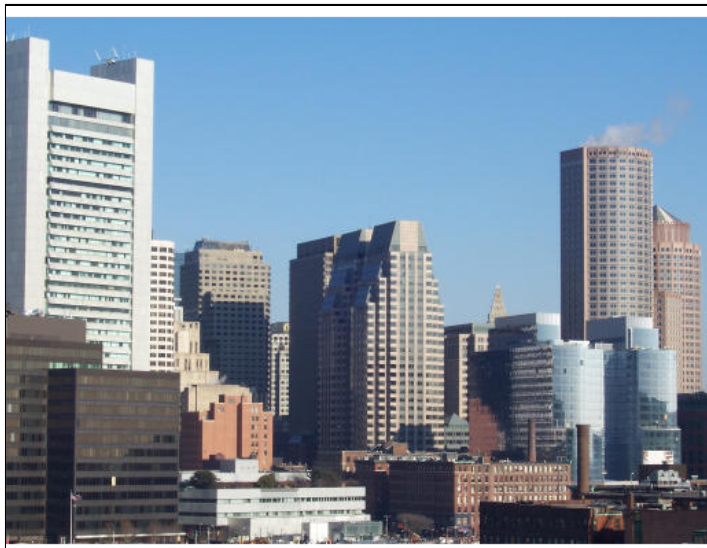
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built/Converted: **2004/**
Year Built Source: **Owner**
Year Built Desc: **Approximate**
Year Round:

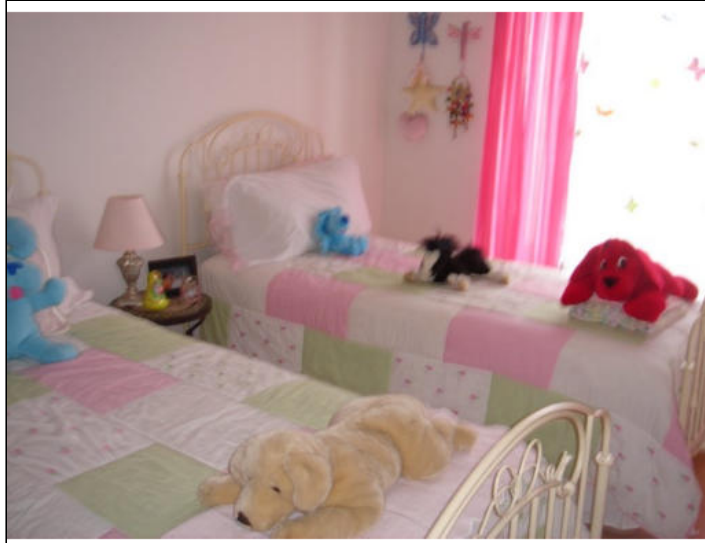
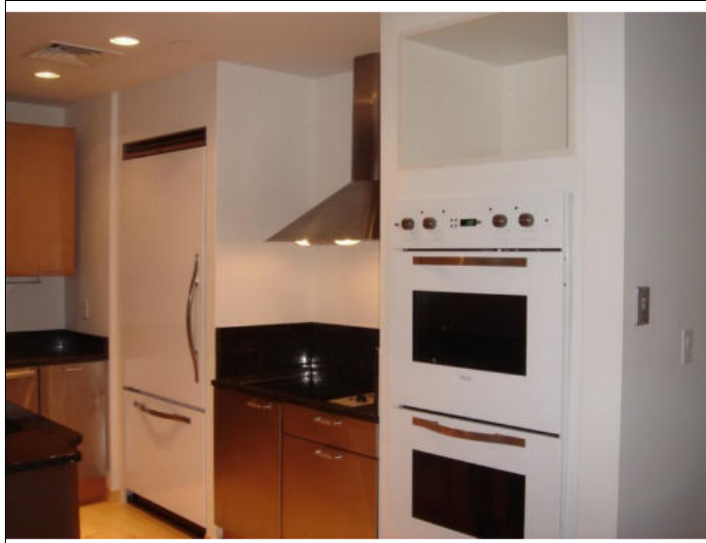
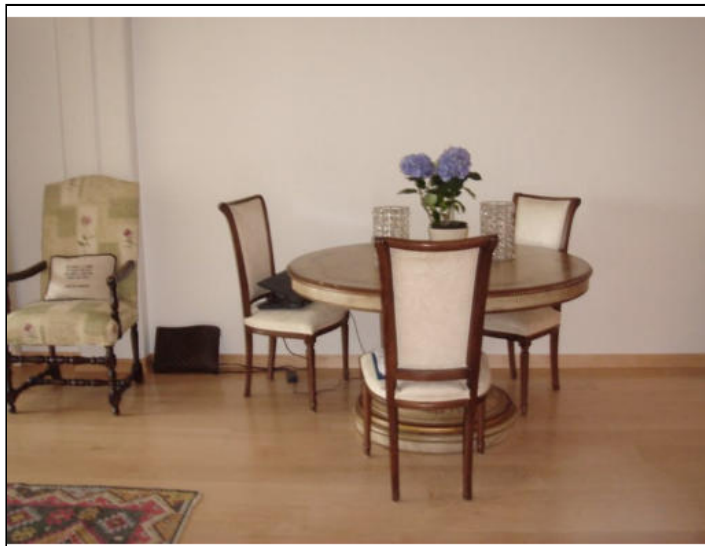
Tax Information

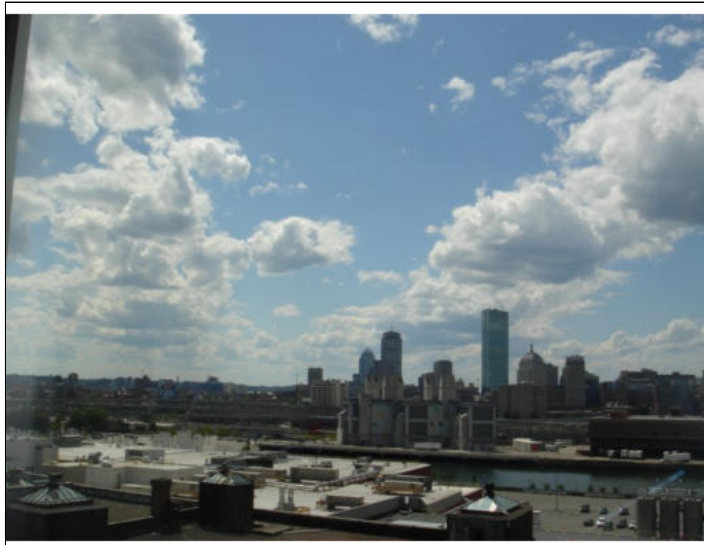
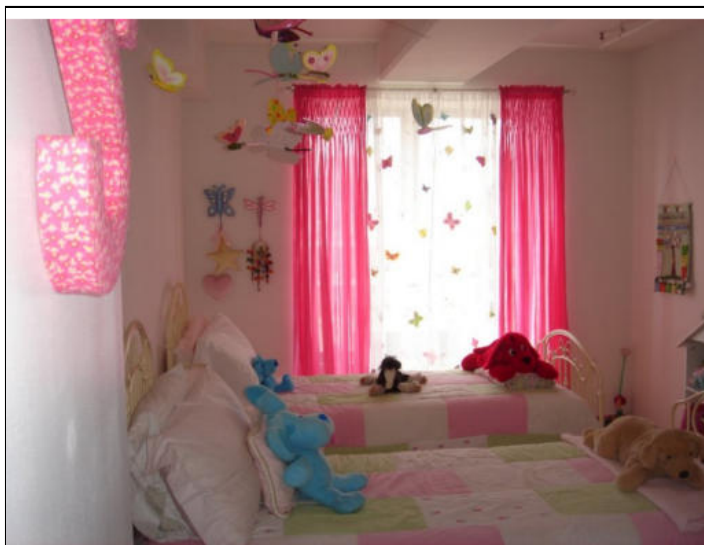
Pin #: **060275122**
Assessed: **\$837,000**
Tax: **\$7750** Tax Year: **0000**
Book: **35455** Page: **331**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Market Information

Listing Date: 6/13/2007	Listing Market Time: MLS# has been on for 270 day(s)
Days on Market: Property has been on the market for a total of 327 day(s)	Office Market Time: Office has listed this property for 327 day(s)
Expiration Date:	
Original Price: \$875,000	
Off Market Date:	
Sale Date:	







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MLS # 70718784 - Active Condo - Hi-Rise

25 Channel Center - Unit PH202
Boston, MA : Seaport District 02210
Suffolk County

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

Total Rooms: **4**
Full/Half/Master Baths: **2/0/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **Congress Street to A Street**

Bedrooms: **2**
Fireplaces: **1**
Unit Level: **13**
Middle School:

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: **Central Heat, Forced Air, Gas, Individual, Unit Control** Parking Spaces: **0 --**
Living Area Source: **Owner** Cool Zones: **Central Air, Individual, Unit Control** # of Living Levels: **1**
Living Area Disclosures:

Complex & Association Information

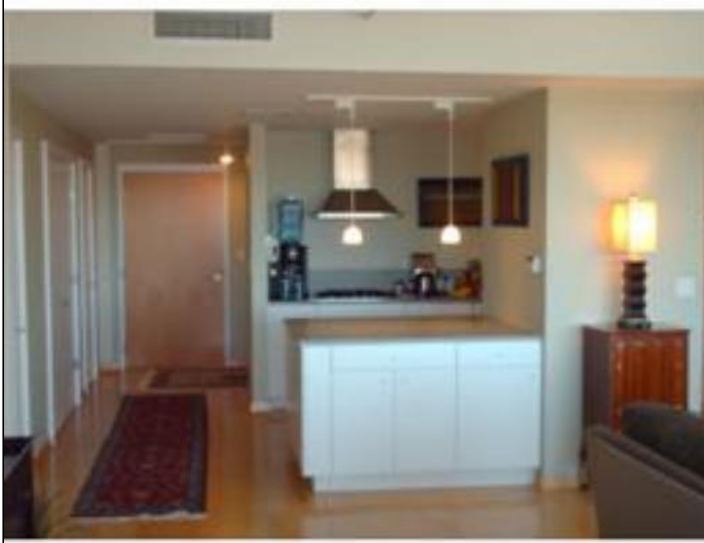
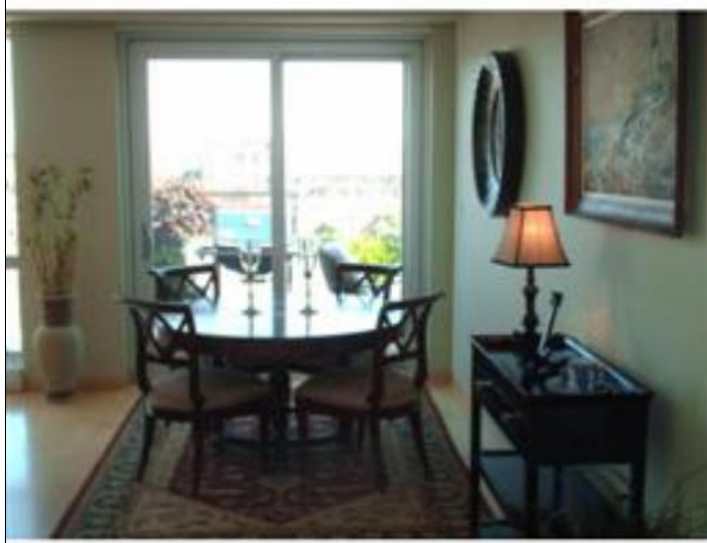
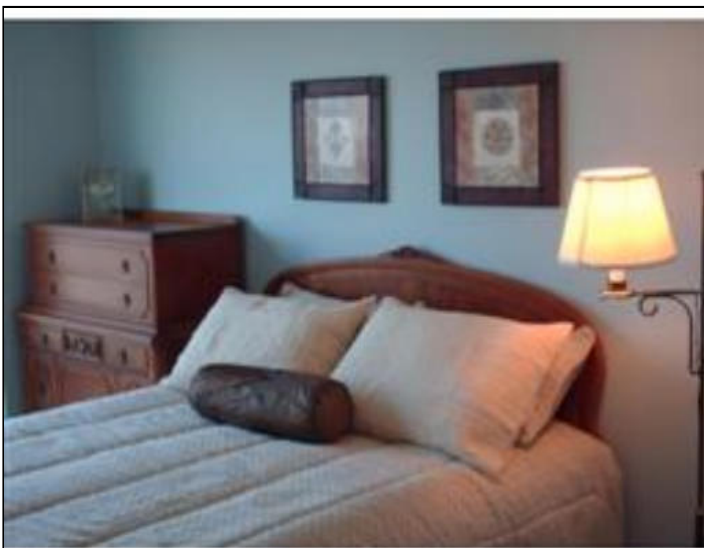
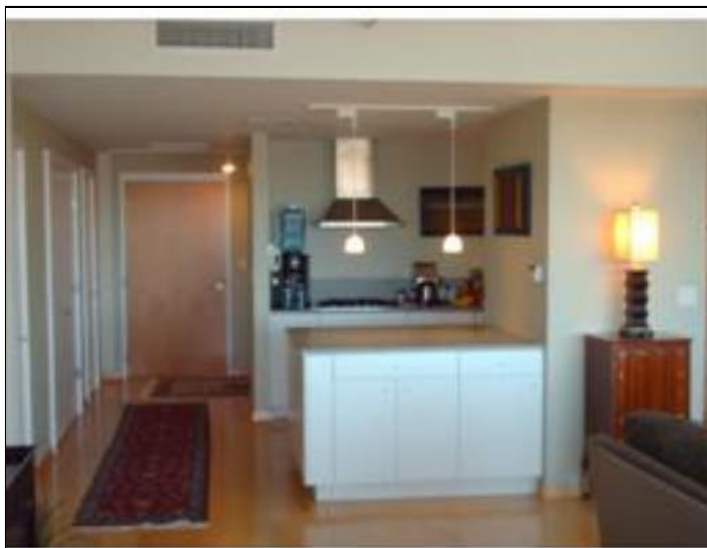
Complex Name: Units in Complex: **77** Complete: Units Owner Occupied: Source:
Association: **Yes** Fee: **\$949** Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Exercise Room**

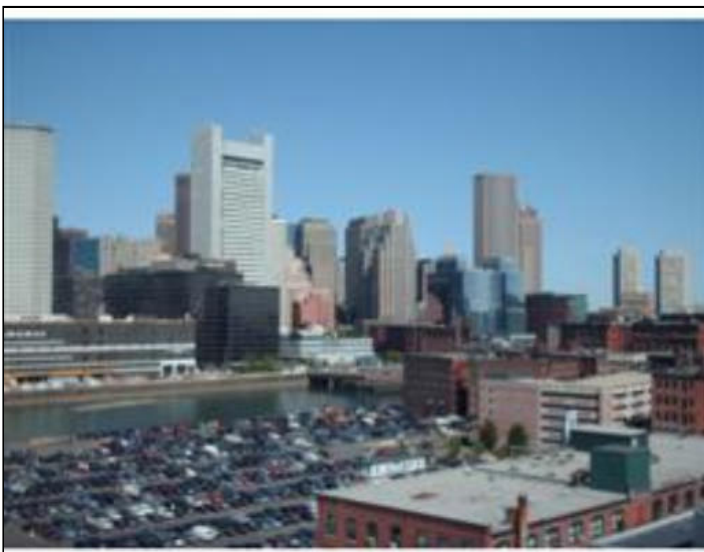
Room Levels, Dimensions and Features

Room	Level	Size	Features	Other Property Info
Features Association Pool: Basement: No Beach: No Construction: Stone/Concrete Exterior: Brick Exterior Features: Deck Management: Professional - On Site Pets Allowed: Yes Roof Material: Rubber Sewer and Water: City/Town Water, City/Town Sewer Waterfront: 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: Yes
				Tax Information Pin #: Assessed: \$531,000 Tax: \$8718.73 Tax Year: 2007 Book: 999999 Page: 9999 Cert: Zoning Code: Res Map: Block: Lot:

Market Information

Listing Date: **2/28/2008** Listing Market Time: MLS# has been on for **10** day(s)
 Days on Market: Property has been on the market for a total of **185** day(s) Office Market Time: Office has listed this property for **10** day(s)
 Expiration Date:
 Original Price: **\$1,150,000**
 Off Market Date:
 Sale Date:





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MLS # 70693579 - Active Condo - Mid-Rise

25 Channel Center - Unit PH102
Boston, MA : Seaport District 02210
Suffolk County

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

Total Rooms: **6**
Full/Half/Master Baths: **3/0/Yes**
Unit Placement: **Top/Penthouse**
Grade School:
High School:
Directions: **Congress to A Street**

Bedrooms: **2**
Fireplaces: **1**
Unit Level: **13**
Middle School:

Remarks

Dramatic corner penthouse duplex features beautiful views and light. Open double living room and dining area, hardwood floors, gas fireplace access to a private deck, two story wall of glass. Generous Master bedroom with upgraded en-suite bath, walk in closet/dressing, and a private deck. Ample size second bedroom area, additional guest room or study area. Additional roof rights included and two garage parking spaces.

Property Information

Approx. Living Area: 2220 sq. ft. (\$585.14/sq. ft.)	Approx. Acres:	Garage Spaces: 2 Deeded
Living Area Includes:	Heat Zones: Central Heat, Forced Air, Individual, Unit Control	Parking Spaces: 2 --
Living Area Source: Owner	Cool Zones: Central Air, Individual, Unit Control	# of Living Levels: 2
Living Area Disclosures:		

Complex & Association Information

Complex Name: Channel Center	Units in Complex: 77 Complete: Yes	Units Owner Occupied: Source:
Association: Yes Fee: \$1,360	Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance	

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails**
Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
Association Pool: **No**
Assoc. Security: **Doorman**
Basement: **No**
Beach: **No**
Docs in Hand: **Master Deed, Rules & Regs**
Exterior Features: **Deck, Balcony, Other (See Remarks)**
Flooring: **Wood**
Interior Features: **Security System, Cable Available**
Management: **Professional - On Site**
Pets Allowed: **Yes**
Roof Material: **Rubber**
Sewer and Water: **City/Town Water, City/Town Sewer**
Utility Connections: **for Gas Range**
Waterfront: **No**

Other Property Info

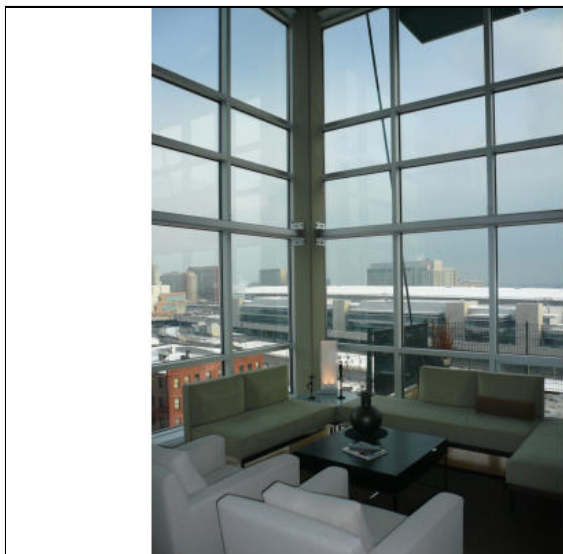
Adult Community: **No**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Available: **No**
Year Built/Converted: **2003/**
Year Built Source: **Owner**
Year Built Desc: **Approximate**
Year Round: **Yes**

Tax Information

Pin #:
Assessed: **\$1,005,400**
Tax: **\$9541** Tax Year: **2008**
Book: **999999** Page: **9999**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Market Information

Listing Date: 1/6/2008	Listing Market Time: MLS# has been on for 63 day(s)
Days on Market: Property has been on the market for a total of 63 day(s)	Office Market Time: Office has listed this property for 63 day(s)
Expiration Date:	
Original Price: \$1,365,000	
Off Market Date:	
Sale Date:	



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MLS # 70645700 - Active Condo - Hi-Rise

25 Channel Center - Unit PH106
Boston, MA : Seaport District 02210
Suffolk County

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

Total Rooms: **5**
Full/Half/Master Baths: **3/0/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **25 Channel Center**

Bedrooms: **2**
Fireplaces: **2**
Unit Level: **12**
Middle School:

Remarks

This stunning 3 bed 3 bath penthouse with 2 entrances boasts soaring 21 ft ceilings and 2 walls of windows 18 ft high. Enjoy the view from your large private balcony overlooking the Boston skyline. The unit features a fireplace in both the living room and the master bed. The master bath features a large glass shower plus soaking tub and has Kohler/Grohe fixtures. The kitchen shines with granite countertops and Viking stove, refrigerator, and double wall oven. Unit includes 2 garage parking.

Property Information

Approx. Living Area: 2131 sq. ft. (\$701.55/sq. ft.)	Approx. Acres:	Garage Spaces: 2 --
Living Area Includes:	Heat Zones: Central Heat	Parking Spaces: 2 --
Living Area Source: Other	Cool Zones: Central Air	# of Living Levels: 2
Living Area Disclosures:		

Complex & Association Information

Complex Name: Channel Center	Units in Complex: 77 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$1,324	Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Elevator, Landscaping, Snow Removal, Exercise Room, Refuse Removal	

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Association Pool:
Basement: **No**
Beach: **No**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No**

Other Property Info

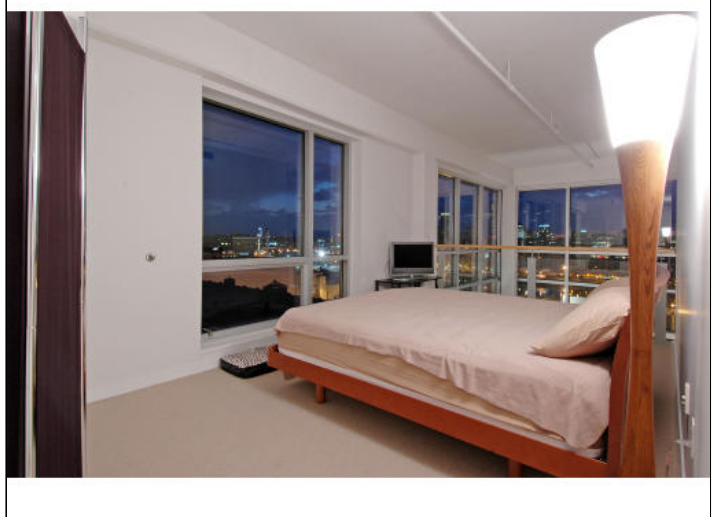
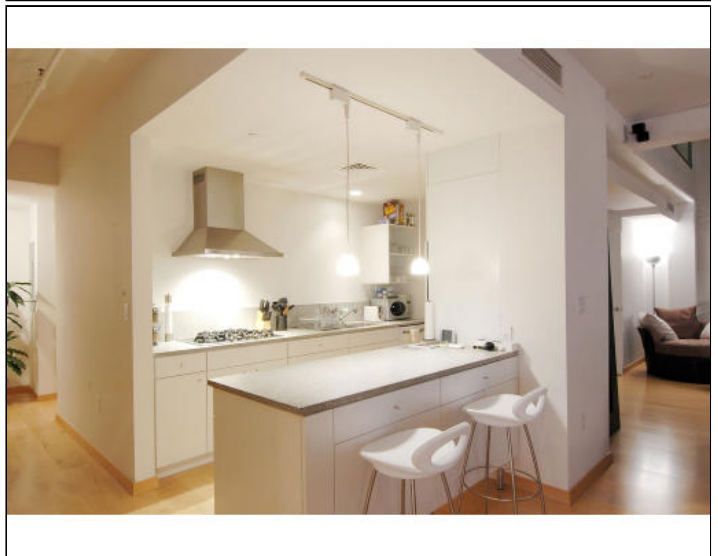
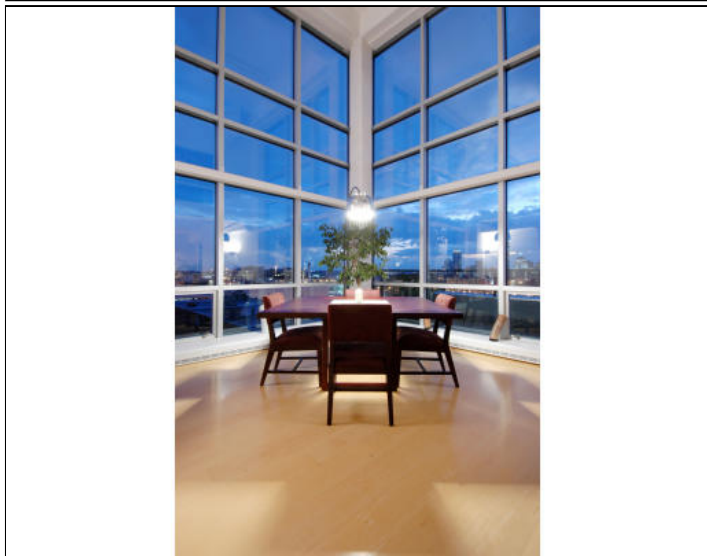
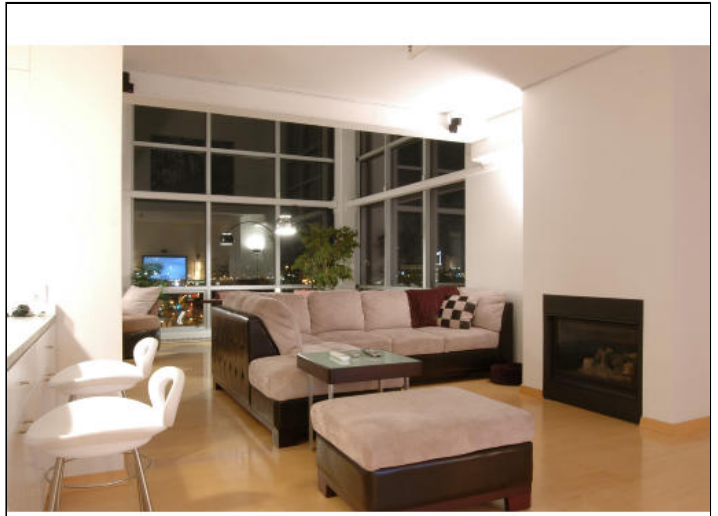
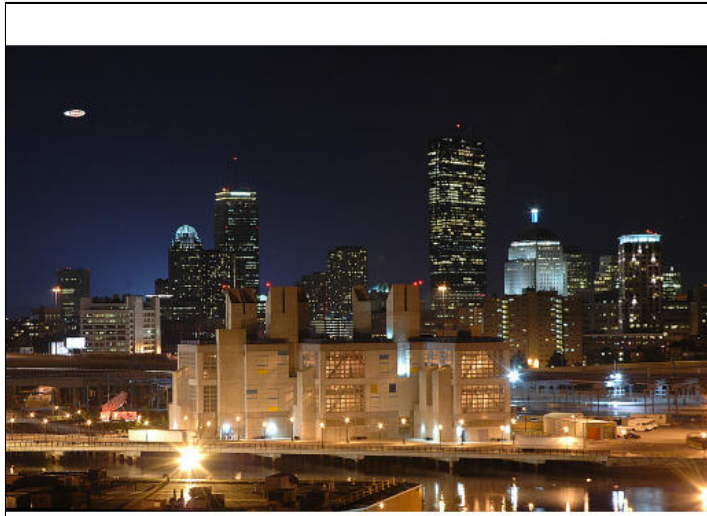
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built/Converted: **2004/**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round:

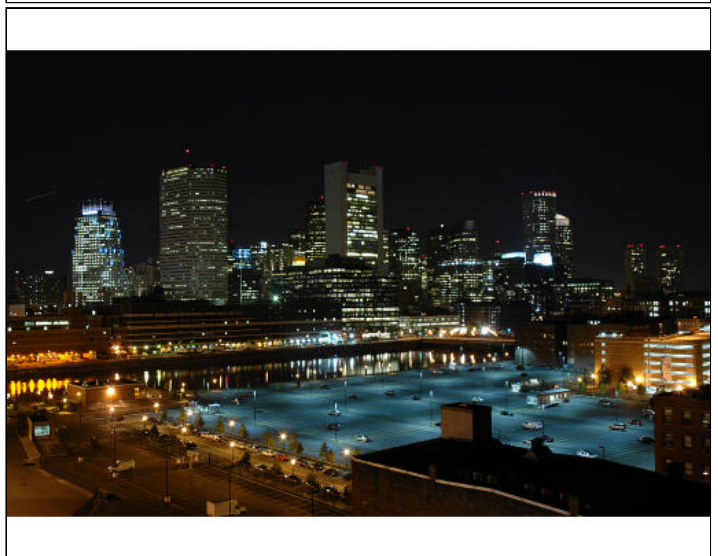
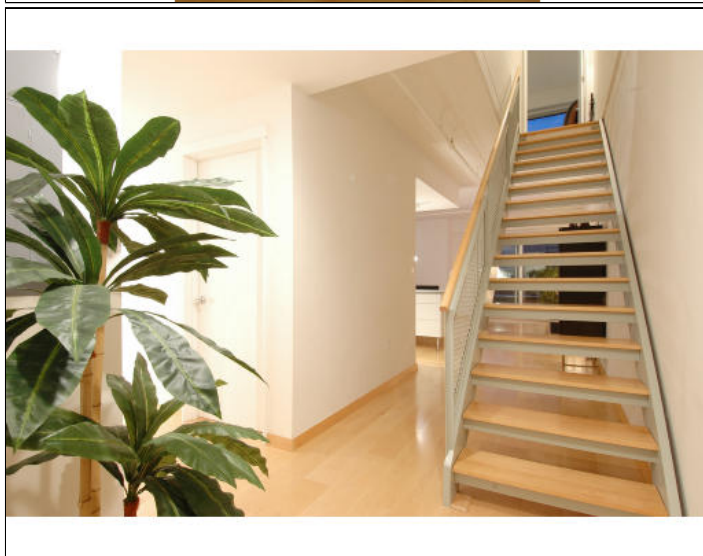
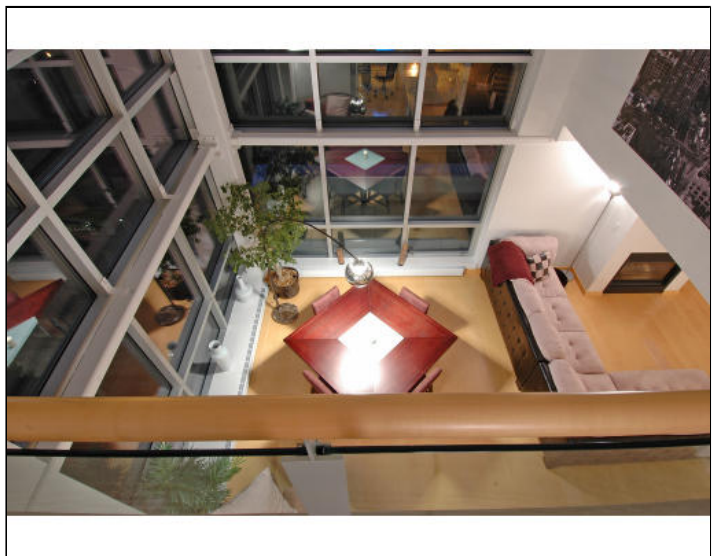
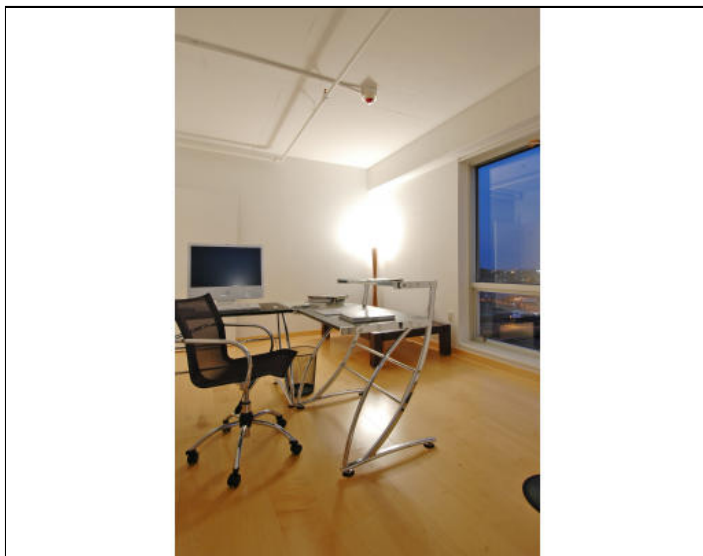
Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$14286** Tax Year: **2007**
Book: **0** Page: **0**
Cert:
Zoning Code: **0**
Map: Block: Lot:

Market Information

Listing Date: 9/11/2007	Listing Market Time: MLS# has been on for 180 day(s)
Days on Market: Property has been on the market for a total of 180 day(s)	Office Market Time: Office has listed this property for 180 day(s)
Expiration Date:	
Original Price: \$1,595,000	
Off Market Date:	
Sale Date:	





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