

MLS # 70685070 - Active Condo - Other (See Remarks) 21 Father Gilday Street - Unit 310 List Price: \$565,000 Boston, MA : South End 02118 Suffolk County Total Rooms: 2 Bedrooms: 1 Full/Half/Master Baths: 1/1/ Fireplaces: 0 Unit Placement: --Unit Level: 3 Grade School: Middle School: High School: Directions: Corner of East Concord Street off Washington Street.

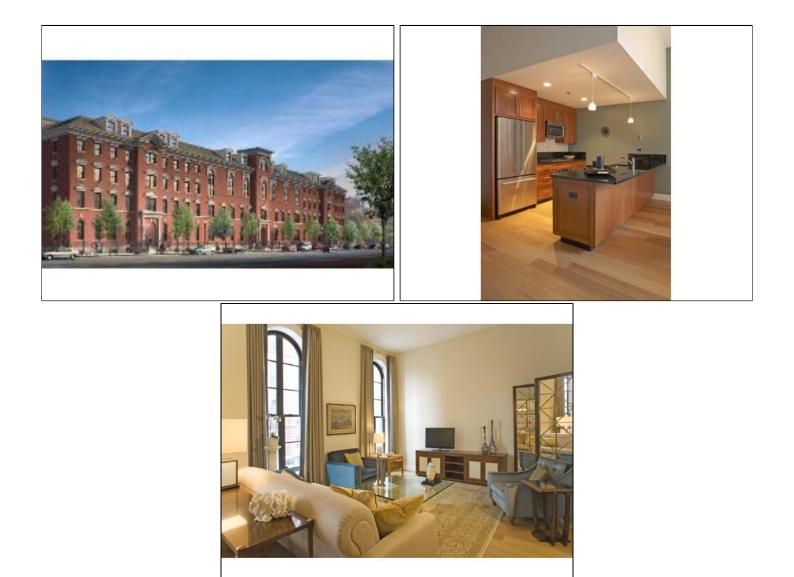
Remarks

Model unit now open! One bedroom loft, beautiful finishes, 20' ceilings, laundry hook-up and garage parking included.

Property Information			
Approx. Living Area: 955 sq. ft. (\$591.62/sq. ft.)	Approx. Acres:	Garage Spaces: 1 Deeded	Under, Garage Door Opener,
Living Area Includes:	Heat Zones: 2 Central Heat, Forced Air	Parking Spaces: 0	
Living Area Source: Master Deed Living Area Disclosures:	Cool Zones: 2 Central Air	# of Living Levels	: 2
5			
Complex & Association Information			
Complex Name: The Penmark Association: Yes Fee: \$414	Units in Complex: 60 Complete: Yes Fee Includes: Heat, Hot Water, Gas, V Elevator, Exterior Maintenance, Lan	Nater, Sewer, Ma	ster Insurance, Security,
Room Levels, Dimensions and Features			
Kitchen: 12x8	Features 		
Features			Other Property Info
Area Amenities: Public Transportation, Shopping, Appliances: Wall Oven, Dishwasher, Disposal, Mi Association Pool: No Assoc. Security: Intercom, TV Monitor Basement: No Beach: No Construction: Stone/Concrete Docs in Hand: Master Deed, Unit Deed, Rules & F Certificate of Insurance Energy Features: Insulated Windows Exterior: Brick Flooring: Wood Interior Features: Cable Available Management: Professional - Off Site Pets Allowed: Yes Roof Material: Asphalt/Fiberglass Shingles Sewer and Water: City/Town Water, City/Town S Utility Connections: Washer Hookup	icrowave, Countertop Range, Refrige Regs, Floor Plans, Association Financ		Disclosure Declaration: No Disclosures: Exclusions: Lead Paint: Unknown UFFI: Unknown Warranty Available: Year Built/Converted: 1858/2005 Year Built Source: Public Record Year Built Desc: Approximate Year Round: Tax Information Pin #: Assessed: \$0 Tax: \$0 Tax Year: 2005 Book: 999999 Page: 999 Cert: Zoning Code: Res

Market Information

Listing Date: **12/5/2007** Days on Market: Property has been on the market for a total of **88** day(s) Expiration Date: Original Price: **\$565,000** Off Market Date: Sale Date: Listing Market Time: MLS# has been on for **88** day(s) Office Market Time: Office has listed this property for **88** day(s)





MLS # 70663129 - Active Condo - Other (See Remarks) 21 Father Gilday Street - Unit 302 Boston, MA : South End 02118 Suffolk County Bedrooms: 1 Total Rooms: 3 Full/Half/Master Baths: 1/1/ Fireplaces: 0 Unit Placement: --Unit Level: 3 Grade School: Middle School: High School: Directions: Corner of East Concord Street off Washington Street.

List Price: \$575,000

Remarks

Model units now open! Ready for immediate occupancy. One bedroom plus study flat with high end finishes, terrace, laundry hook-up and garage parking included.

Property Information		
Approx. Living Area: 908 sq. ft. (\$633.26/sq. ft.)	Approx. Acres:	Garage Spaces: 1 Under, Garage Door Opener, Deeded
Living Area Includes:	Heat Zones: 2 Central Heat, Forced Air	Parking Spaces: 0
Living Area Source: Master Deed Living Area Disclosures:	Cool Zones: 2 Central Air	# of Living Levels: 1

Complex & Association Information

Complex Name: The Penmark Units in Complex: 60 Complete: Yes Units Owner Occupied: Source: Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Elevator, Exterior Association: Yes Fee: \$427 Maintenance, Landscaping, Snow Removal

Room Levels, Dimensions and Features

Room	Level	Size	Features	
Living Room:		14x18		
Kitchen:		8x10		
Master Bedroom:		16x11		
Den:		10x8		
Features				Other Property Info
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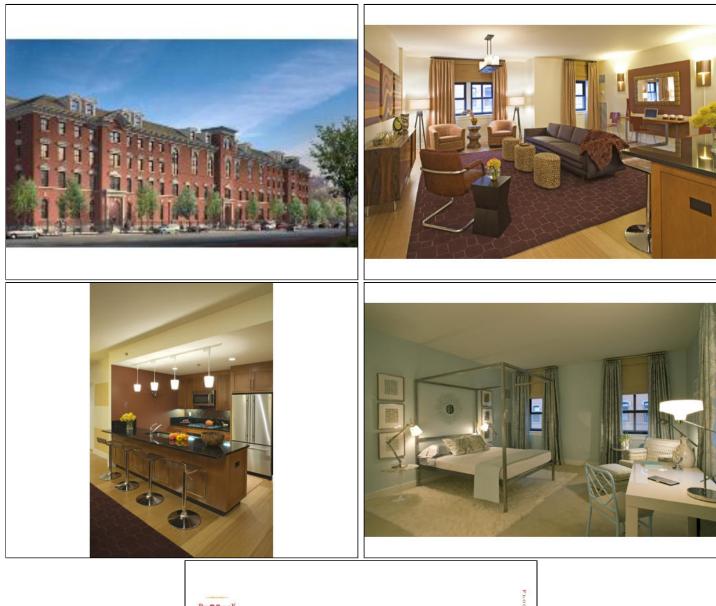
Features

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Area Amenities: Public Transportation, Shopping, Park, Medical Facility	Disclosure Declaration: No
Appliances: Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator	Disclosures:
Association Pool: No	Exclusions:
Assoc. Security: Intercom, TV Monitor	Lead Paint: Unknown
Basement: No	UFFI: Unknown Warranty
Beach: No	Available:
Construction: Stone/Concrete	Year Built/Converted:
Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements,	1858/2005
Certificate of Insurance	Year Built Source: Public Record
Energy Features: Insulated Windows	Year Built Desc: Approximate
Exterior: Brick	Year Round:
Exterior Features: Balcony	Tax Information
Flooring: Wood	Pin #:
Interior Features: Cable Available	Assessed: \$0
Management: Professional - Off Site	Tax: \$0 Tax Year: 2005
Pets Allowed: Yes	Book: 999999 Page: 999
Roof Material: Asphalt/Fiberglass Shingles	Cert:
Sewer and Water: City/Town Water, City/Town Sewer	Zoning Code: Res
Utility Connections: for Gas Range, Washer Hookup	Map: Block: Lot:
Waterfront: No	hup: Diock. Lot.

Market Information

Listing Date: 10/12/2007 Days on Market: Property has been on the market for a total of **296** day(s) Expiration Date: Original Price: \$605,000 Off Market Date: Sale Date:

Listing Market Time: MLS# has been on for 142 day(s) Office Market Time: Office has listed this property for 296 day(s)







MLS # 70596795 - Active Condo - Other (See Remarks) 21 Father Gilday Street - Unit 505 Boston, MA : South End 02118 Suffolk County Total Rooms: 2 Full/Half/Master Baths: 1/1/ Unit Placement: --Grade School: High School: Directions: Corner of East Concord Street off Washington Street.

List Price: \$635,000

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

Remarks

Model unit now open! Ready for immediate occupancy. One bedroom flat with high end finishes, beautiful city views, laundry hookup and garage parking included.

Property Information		
Approx. Living Area: 1120 sq. ft. (\$566.96/sq. ft.)	Approx. Acres:	Garage Spaces: 1 Under, Garage Door Opener, Deeded
Living Area Includes:	Heat Zones: 2 Central Heat, Forced Air	Parking Spaces: 0
Living Area Source: Master Deed	Cool Zones: 2 Central Air	# of Living Levels: 1
Living Area Disclosures:		
Complex 9 Accessiotion Information		

Complex & Association Information

Complex Name: The Penmark	Units in Complex: 60 Complete: Yes Units Owner Occupied: Source:	
Association: Yes Fee: \$470	Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator,	
	Exterior Maintenance, Landscaping, Snow Removal	

Room Levels. Dimensions and Features

Room	Level	Size	Features
Living Room:		30x16	Hard Wood Floor
Kitchen:		8x10	Granite/Solid Counters
Master Bedroom:		13x16	Walk-in Closet, Wall to Wall Carpet

Features

Features	Other Property Info
Area Amenities: Public Transportation, Shopping, Park	Disclosure Declaration: No
Appliances: Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator	Disclosures:
Association Pool: No	Exclusions:
Assoc. Security: Intercom	Lead Paint: Unknown
Basement: No	UFFI: Unknown Warranty
Beach: No	Available:
Construction: Stone/Concrete	Year Built/Converted:
Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements,	1858/2005
Certificate of Insurance	Year Built Source: Public Record
Energy Features: Insulated Windows	Year Built Desc: Approximate
Exterior: Brick	Year Round:
Flooring: Wood	Tax Information
Interior Features: Cable Available	Pin #:
Management: Professional - Off Site	Assessed: \$0
Pets Allowed: Yes	Tax: \$0 Tax Year: 2005
Roof Material: Asphalt/Fiberglass Shingles	Book: 999999 Page: 999
Sewer and Water: City/Town Water, City/Town Sewer	Cert:
Utility Connections: for Gas Range, Washer Hookup	Zoning Code: Res
Waterfront: No	Map: Block: Lot:

Market Information

Listing Date: 6/13/2007 Days on Market: Property has been on the market for a total of **263** day(s) Expiration Date: Original Price: \$635,000 Off Market Date: Sale Date:

Listing Market Time: MLS# has been on for 263 day(s) Office Market Time: Office has listed this property for 263 day(s)



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MLS # 70531502 - Active Condo - Other (See Remarks) 21 Father Gilday Street - Unit 204 List Price: \$793,000 Boston, MA : South End 02118 Suffolk County Total Rooms: 3 Bedrooms: 2 Full/Half/Master Baths: 2/0/ Fireplaces: 0 Unit Placement: Front Unit Level: 2 Grade School: Middle School: High School: Directions: Corner of East Concord Street off Washington Street.

Remarks

Model unit now open! Ready for immediate occupancy. Two bedroom flats, beautiful finishes, great city views, high ceilings, laundry hook-up and 2 garage parking spaces included.

Property Information

rox. Living Area: 1089 sq. ft. (\$728.19/sq. ft.)	Approx. Acres:	Garage Spaces: 2 Under, Garage Door Opener, Deeded
ng Area Includes:	Heat Zones: 2 Central Heat, Forced Air	Parking Spaces: 0
ng Area Source: Master Deed ng Area Disclosures:	Cool Zones: 2 Central Air	# of Living Levels: 1

Complex & Association Information

Complex Name: The PenmarkUnits in Complex: 60 Complete: YesUnits Owner Occupied: Source:Association: YesFee: \$614Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator,
Exterior Maintenance, Landscaping, Snow Removal

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:		20x17	
Kitchen:		10x8	
Master Bedroom:		20x11	
Bedroom 2:		15x9	

Features

Area Amenities: Public Transportation, Shopping, Park	Disclosure Declaration: No
Appliances: Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator	Disclosures:
Association Pool: No	Exclusions:
Assoc. Security: Intercom	Lead Paint: Unknown
Basement: No	UFFI: Unknown Warranty Available:
Beach: No	Year Built/Converted: 1858/2005
Construction: Stone/Concrete	Year Built Source: Public Record
Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements	Year Built Desc: Approximate
Energy Features: Insulated Windows	Year Round:
Exterior: Brick	Tax Information
Exterior: Brick Flooring: Wood	Tax Information
	Pin #:
Flooring: Wood	Pin #: Assessed: \$0
Flooring: Wood Interior Features: Cable Available	Pin #: Assessed: \$0 Tax: \$0 Tax Year: 2005
Flooring: Wood Interior Features: Cable Available Management: Professional - Off Site	Pin #: Assessed: \$0 Tax: \$0 Tax Year: 2005 Book: 999999 Page: 999
Flooring: Wood Interior Features: Cable Available Management: Professional - Off Site Pets Allowed: Yes	Pin #: Assessed: \$0 Tax: \$0 Tax Year: 2005 Book: 999999 Page: 999 Cert:
Flooring: Wood Interior Features: Cable Available Management: Professional - Off Site Pets Allowed: Yes Roof Material: Asphalt/Fiberglass Shingles	Pin #: Assessed: \$0 Tax: \$0 Tax Year: 2005 Book: 999999 Page: 999 Cert: Zoning Code: Res
Flooring: Wood Interior Features: Cable Available Management: Professional - Off Site Pets Allowed: Yes Roof Material: Asphalt/Fiberglass Shingles Sewer and Water: City/Town Water, City/Town Sewer	Pin #: Assessed: \$0 Tax: \$0 Tax Year: 2005 Book: 999999 Page: 999 Cert:

Market Information

Listing Date: **2/27/2007** Days on Market: Property has been on the market for a total of **370** day(s) Expiration Date: Original Price: **\$793,000** Off Market Date: Sale Date: Listing Market Time: MLS# has been on for **370** day(s) Office Market Time: Office has listed this property for **370** day(s)

Other Property Info







MLS # 70663124 - Active Condo - Other (See Remarks) 21 Father Gilday Street - Unit 313 List Price: \$845,000 Boston, MA : South End 02118 Suffolk County Bedrooms: 2 Total Rooms: 3 Full/Half/Master Baths: 2/0/ Fireplaces: 0 Unit Placement: Corner Unit Level: 3 Grade School: Middle School: High School: Directions: Corner of East Concord Street off Washington Street.

Remarks

Model unit now open! Ready for immediate occupancy. Two bedroom corner flat with balcony, beautiful finishes, high ceilings, laundry hook-up and 2 garage parking spaces included.

Property Information

Approx. Living Area: 1291 sq. ft. (\$654.53/sq. ft.)	Approx. Acres:	Garage Spaces: 2 Under, Garage Door Opener, Deeded
Living Area Includes:	Heat Zones: 2 Central Heat, Forced Air	Parking Spaces: 0
Living Area Source: Master Deed Living Area Disclosures:	Cool Zones: 2 Central Air	# of Living Levels: 1

Complex & Association Information

Complex Name: The Penmark Units in Complex: 60 Complete: Yes Units Owner Occupied: Source: Association: **Yes** Fee: **\$622** Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal

Room Levels, Dimensions and Features

Room	Level	Size	Features	
ing Room:		21x15		
tchen:		10x8		
laster Bedroom:		19x14		
Bedroom 2:		10x15		
Features				Other Proper

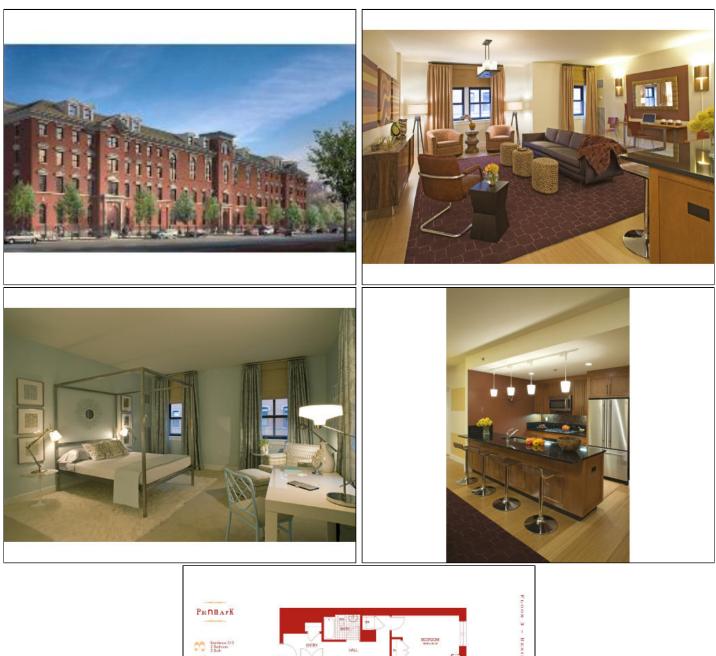
Features

Area Amenities: Public Transportation, Shopping, Park	Disclosure Declaration: No
Appliances: Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator	Disclosures:
Association Pool: No	Exclusions:
Assoc. Security: Intercom, TV Monitor	Lead Paint: Unknown
Basement: No	UFFI: Unknown Warranty
Beach: No	Available:
Construction: Stone/Concrete	Year Built/Converted:
Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements,	1858/2005
Certificate of Insurance	Year Built Source: Public Record
Energy Features: Insulated Windows	Year Built Desc: Approximate
Exterior: Brick	Year Round:
Exterior Features: Patio	Tax Information
Flooring: Wood	Pin #:
Interior Features: Cable Available	Assessed: \$0
Management: Professional - Off Site	Tax: \$0 Tax Year: 2005
Pets Allowed: Yes	Book: 999999 Page: 999
Roof Material: Asphalt/Fiberglass Shingles	Cert:
Sewer and Water: City/Town Water, City/Town Sewer	Zoning Code: Res
Utility Connections: for Gas Range, Washer Hookup	Map: Block: Lot:
Waterfront: No	Hap. DIOCK. LOL.

Market Information

Listing Date: 10/12/2007 Days on Market: Property has been on the market for a total of 240 day(s) Expiration Date: Original Price: \$865,000 Off Market Date: Sale Date:

Listing Market Time: MLS# has been on for 142 day(s) Office Market Time: Office has listed this property for 240 day(s)







MLS # 70685067 - Active Condo - Other (See Remarks) 21 Father Gilday Street - Unit 203 List Price: \$875,000 Boston, MA : South End 02118 Suffolk County Bedrooms: 2 Total Rooms: 3 Fireplaces: 0 Full/Half/Master Baths: 2/0/ Unit Placement: Corner, Front Unit Level: 2 Grade School: Middle School: High School: Directions: Corner of East Concord Street off Washington Street.

Remarks

Model unit now open! Ready for immediate occupancy. Two bedroom corner flat with beautiful city views, high end finishes, high ceilings, laundry hook-up and 2 garage parking spaces included.

Property Information

Approx. Living Area: 1182 sq. ft. (\$740.27/sq. ft.)	Approx. Acre	s:	Garage Spaces: 2 Under, Garage Door Opener, Deeded
Living Area Includes:	Heat Zones: Air	Central Heat, Forced	Parking Spaces: 0
Living Area Source: Master Deed Living Area Disclosures:	Cool Zones:	Central Air	# of Living Levels: 1

Complex & Association Information

Complex Name: The Penmark Units in Complex: 60 Complete: Yes Units Owner Occupied: Source: Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Association: Yes Fee: \$640 Elevator, Exterior Maintenance, Landscaping, Snow Removal, Exercise Room

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:		21x17	
Kitchen:		10x8	
Master Bedroom:		15x14	
Bedroom 2:		12x11	

Features

Features	Other Property Info
Area Amenities: Public Transportation, Shopping, Park, Medical Facility	Disclosure Declaration: No
Appliances: Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator	Disclosures:
Association Pool: No	Exclusions:
Assoc. Security: Intercom, TV Monitor	Lead Paint: Unknown
Basement: No	UFFI: Unknown Warranty
Beach: No	Available:
Construction: Stone/Concrete	Year Built/Converted:
Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements,	1858/2005
Certificate of Insurance	Year Built Source: Public Record
Energy Features: Insulated Windows	Year Built Desc: Approximate
Exterior: Brick	Year Round:
Flooring: Wood	Tax Information
Interior Features: Cable Available	Pin #:
Management: Professional - Off Site	Assessed: \$0
Pets Allowed: Yes	Tax: \$0 Tax Year: 2005
Roof Material: Asphalt/Fiberglass Shingles	Book: 999999 Page: 999
Sewer and Water: City/Town Water, City/Town Sewer	Cert:
Utility Connections: for Gas Range, Washer Hookup	Zoning Code: Res
Waterfront: No	_
	Map: Block: Lot:

Market Information

Listing Date: 12/5/2007 Days on Market: Property has been on the market for a total of 88 day(s) Expiration Date: Original Price: \$875,000 Off Market Date: Sale Date:

Listing Market Time: MLS# has been on for 88 day(s) Office Market Time: Office has listed this property for 88 day(s)



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MLS # 70596793 - Active Condo - Other (See Remarks) 21 Father Gilday Street - Unit 106 Boston, MA : South End 02118 Suffolk County Total Rooms: 5 Full/Half/Master Baths: 2/0/ Unit Placement: --Grade School: High School: Directions: Corner of East Concord Street off Washington Street.

List Price: \$1,055,000

Bedrooms: 2 Fireplaces: 0 Unit Level: 1 Middle School:

Remarks

Model unit open! Ready for immediate occupancy. Two bedroom with study, duplex, beautiful finishes, 12' ceilings, floor to ceiling arch windows, laundry hook-up and 2 deeded garage spaces included. Guest parking, fitness room, pets ok and doorman services available.

Property Information

Approx. Living Area: 1726 sq. ft. (\$611.24/sq. ft.)	Approx. Acres:	Garage Spaces: 2 Under, Garage Door Opener, Deeded
Living Area Includes:	Heat Zones: 2 Central Heat, Forced Air	Parking Spaces: 0
Living Area Source: Master Deed	Cool Zones: 2 Central Air	# of Living Levels: 2
Living Area Disclosures:		

Complex & Association Information

Complex Name: The Penmark Units in Complex: 60 Complete: Yes Units Owner Occupied: Source: Association: Yes Fee: \$745 Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Exercise Room

Room Levels. Dimensions and Features

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Room	Level	Size	Features	
Living Room:	1	28x13		
Kitchen:	1	10x8		
Master Bedroom:	2	15x22	Walk-in Closet	
Bedroom 2:	2	12x15		
Other:	1	12x8		
Features			Other Property Info	

Features

Area Amenities: Public Transportation, Shopping, Park	Disclosure Declaration: No
Appliances: Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator	Disclosures:
Association Pool: No	Exclusions:
Assoc. Security: Intercom, TV Monitor	Lead Paint: Unknown
Basement: No	UFFI: Unknown Warranty Available:
Beach: No	Year Built/Converted: 1858/2005
Construction: Stone/Concrete	Year Built Source: Public Record
Docs in Hand: Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements	Year Built Desc: Approximate
Energy Features: Insulated Windows	Year Round:
Exterior: Brick	Tax Information
Flooring: Wood	Pin #:
Interior Features: Cable Available	Assessed: \$0
Management: Professional - Off Site	Tax: \$0 Tax Year: 2005
Pets Allowed: Yes	Book: 999999 Page: 999
Roof Material: Asphalt/Fiberglass Shingles	Cert:
Sewer and Water: City/Town Water, City/Town Sewer	Zoning Code: Res
Utility Connections: Washer Hookup	Map: Block: Lot:
Waterfront: No	

Market Information

Listing Date: 6/13/2007 Days on Market: Property has been on the market for a total of 263 day(s) Expiration Date: Original Price: \$1,125,000 Off Market Date: Sale Date:

Listing Market Time: MLS# has been on for 263 day(s) Office Market Time: Office has listed this property for 263 day(s)

