



**MLS # 70685070 - Active
Condo - Other (See Remarks)**

**21 Father Gilday Street - Unit 310
Boston, MA : South End 02118
Suffolk County**

List Price: **\$565,000**

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 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: **\$414**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:		17x10	--
Kitchen:		12x8	--
Master Bedroom:		17x18	--

Features

Area Amenities: **Public Transportation, Shopping, Park**

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

Association Pool: **No**

Assoc. Security: **Intercom, TV Monitor**

Basement: **No**

Beach: **No**

Construction: **Stone/Concrete**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements, 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 Sewer**

Utility Connections: **Washer Hookup**

Waterfront: **No**

Other Property Info

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**

Map: Block: Lot:

Market Information

Listing Date: **12/5/2007**

Listing Market Time: MLS# has been on for **88** day(s)

Days on Market: Property has been on the market for a total of **88** day(s)

Office Market Time: Office has listed this property for **88** day(s)

Expiration Date:

Original Price: **\$565,000**

Off Market Date:

Sale Date:



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**MLS # 70663129 - Active
Condo - Other (See Remarks)**

**21 Father Gilday Street - Unit 302
Boston, MA : South End 02118
Suffolk County**

List Price: **\$575,000**

Total Rooms: **3**

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 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**

Cool Zones: **2 Central Air**

of Living Levels: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name: **The Penmark**

Units in Complex: **60** Complete: **Yes** Units Owner Occupied: Source:

Association: **Yes** Fee: **\$427**

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
Living Room:		14x18	--
Kitchen:		8x10	--
Master Bedroom:		16x11	--
Den:		10x8	--

Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility**

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

Association Pool: **No**

Assoc. Security: **Intercom, TV Monitor**

Basement: **No**

Beach: **No**

Construction: **Stone/Concrete**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements, Certificate of Insurance**

Energy Features: **Insulated Windows**

Exterior: **Brick**

Exterior Features: **Balcony**

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**

Utility Connections: **for Gas Range, Washer Hookup**

Waterfront: **No**

Other Property Info

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**

Map: Block: Lot:

Market Information

Listing Date: **10/12/2007**

Listing Market Time: MLS# has been on for **142** day(s)

Days on Market: Property has been on the market for a total of **296** day(s)

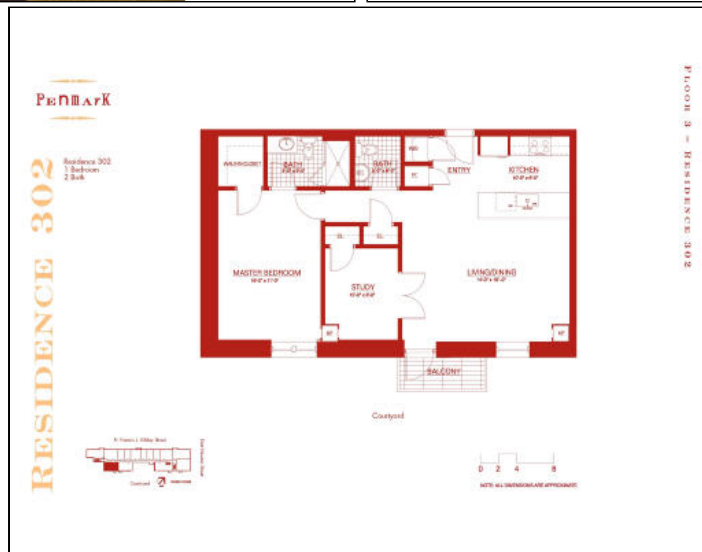
Office Market Time: Office has listed this property for **296** day(s)

Expiration Date:

Original Price: **\$605,000**

Off Market Date:

Sale Date:



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**MLS # 70596795 - Active
Condo - Other (See Remarks)**

**21 Father Gilday Street - Unit 505
Boston, MA : South End 02118
Suffolk County**

List Price: **\$635,000**

Total Rooms: **2**

Bedrooms: **1**

Full/Half/Master Baths: **1/1/**

Fireplaces: **0**

Unit Placement: **--**

Unit Level: **5**

Grade School:

Middle School:

High School:

Directions: **Corner of East Concord Street off Washington Street.**

Remarks

Model unit now open! Ready for immediate occupancy. One bedroom flat with high end finishes, beautiful city views, laundry hook-up 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 & 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

Area Amenities: **Public Transportation, Shopping, Park**
 Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator**
 Association Pool: **No**
 Assoc. Security: **Intercom**
 Basement: **No**
 Beach: **No**
 Construction: **Stone/Concrete**
 Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements, 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 Sewer**
 Utility Connections: **for Gas Range, Washer Hookup**
 Waterfront: **No**

Other Property Info

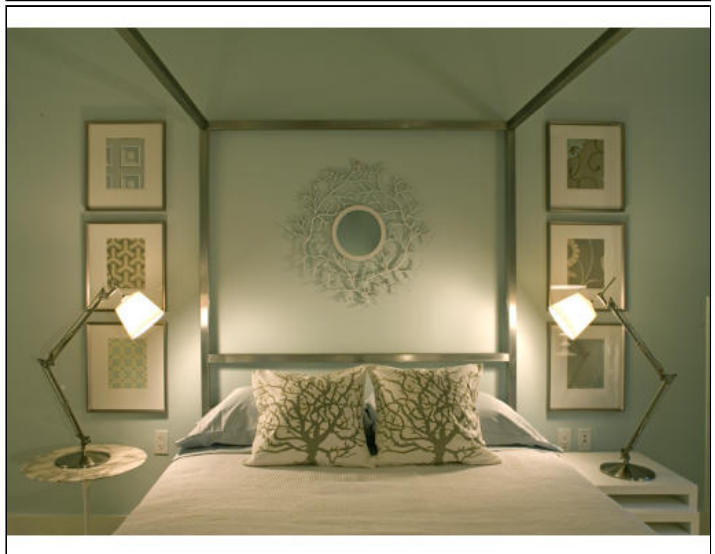
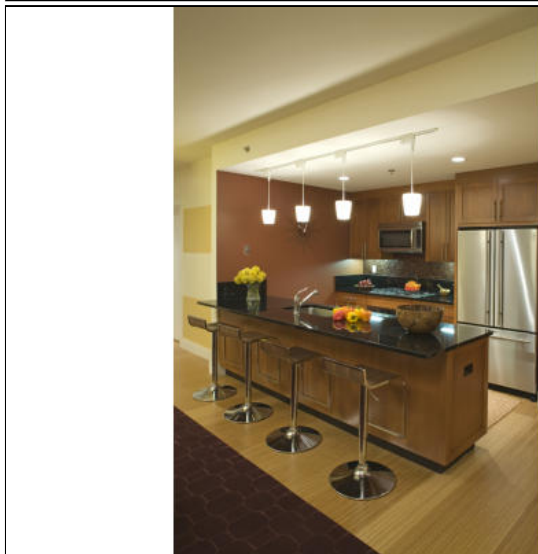
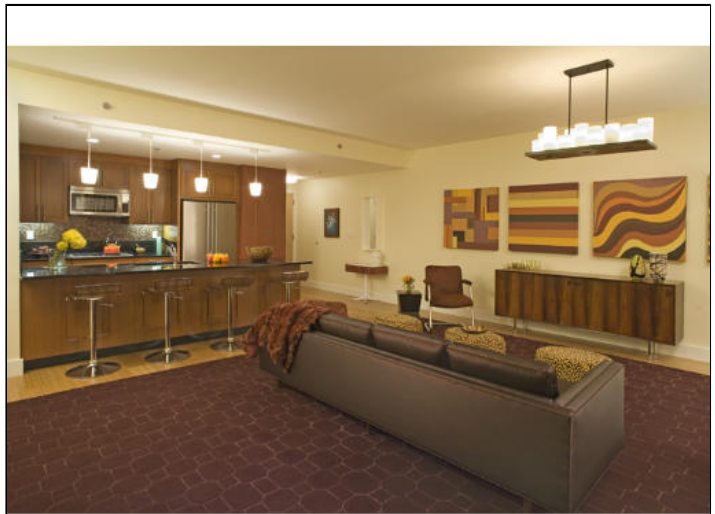
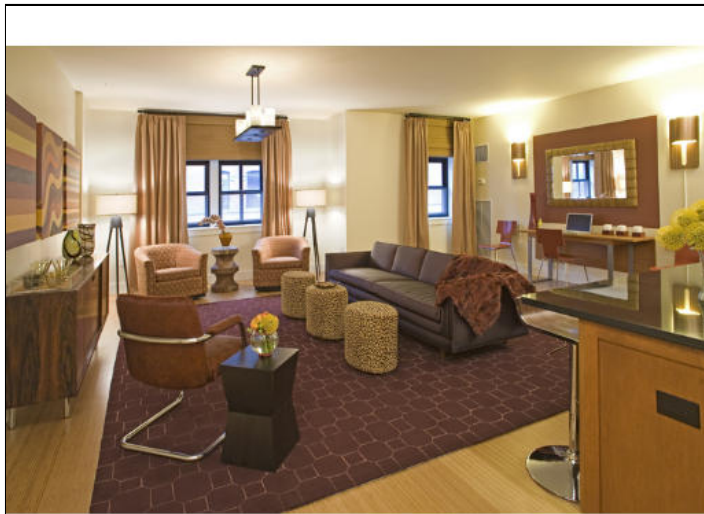
Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available:
 Year Built/Converted: **1858/2005**
 Year Built Source: **Public Record**
 Year Built Desc: **Approximate**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$0**
 Tax: **\$0** Tax Year: **2005**
 Book: **999999** Page: **999**
 Cert:
 Zoning Code: **Res**
 Map: Block: Lot:

Market Information

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



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**MLS # 70531502 - Active
Condo - Other (See Remarks)**

**21 Father Gilday Street - Unit 204
Boston, MA : South End 02118
Suffolk County**

List Price: **\$793,000**

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

Approx. Living Area: 1089 sq. ft. (\$728.19/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: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name: The Penmark	Units in Complex: 60 Complete: Yes	Units Owner Occupied: Source:
Association: Yes Fee: \$614	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:		20x17	--
Kitchen:		10x8	--
Master Bedroom:		20x11	--
Bedroom 2:		15x9	--

Features

Area Amenities: **Public Transportation, Shopping, Park**
Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator**
Association Pool: **No**
Assoc. Security: **Intercom**
Basement: **No**
Beach: **No**
Construction: **Stone/Concrete**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements**
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 Sewer**
Utility Connections: **for Gas Range, Washer Hookup**
Waterfront: **No**

Other Property Info

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**
Map: Block: Lot:

Market Information

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



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**MLS # 70663124 - Active
Condo - Other (See Remarks)**

**21 Father Gilday Street - Unit 313
Boston, MA : South End 02118
Suffolk County**

List Price: **\$845,000**

Total Rooms: **3**
Full/Half/Master Baths: **2/0/**
Unit Placement: **Corner**
Grade School:
High School:
Directions: **Corner of East Concord Street off Washington Street.**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **3**
Middle School:

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	Cool Zones: 2 Central Air	# of Living Levels: 1
Living Area Disclosures:		

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
Living Room:		21x15	--
Kitchen:		10x8	--
Master Bedroom:		19x14	--
Bedroom 2:		10x15	--

Features

Area Amenities: **Public Transportation, Shopping, Park**
Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator**
Association Pool: **No**
Assoc. Security: **Intercom, TV Monitor**
Basement: **No**
Beach: **No**
Construction: **Stone/Concrete**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements, Certificate of Insurance**
Energy Features: **Insulated Windows**
Exterior: **Brick**
Exterior Features: **Patio**
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**
Utility Connections: **for Gas Range, Washer Hookup**
Waterfront: **No**

Other Property Info

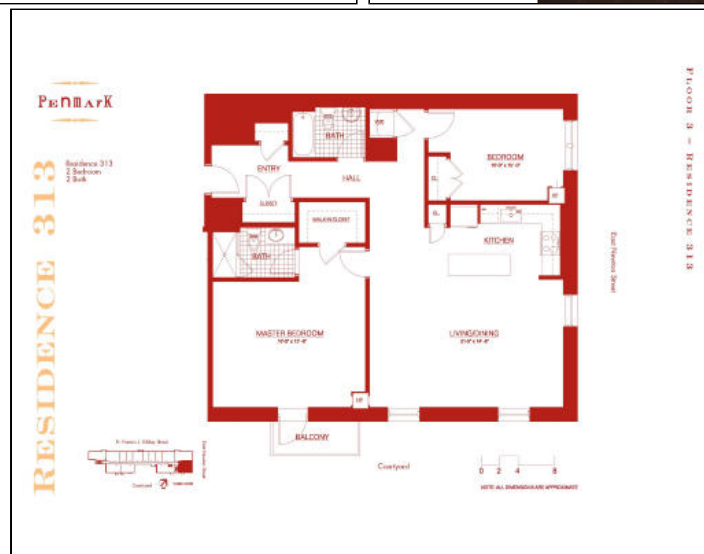
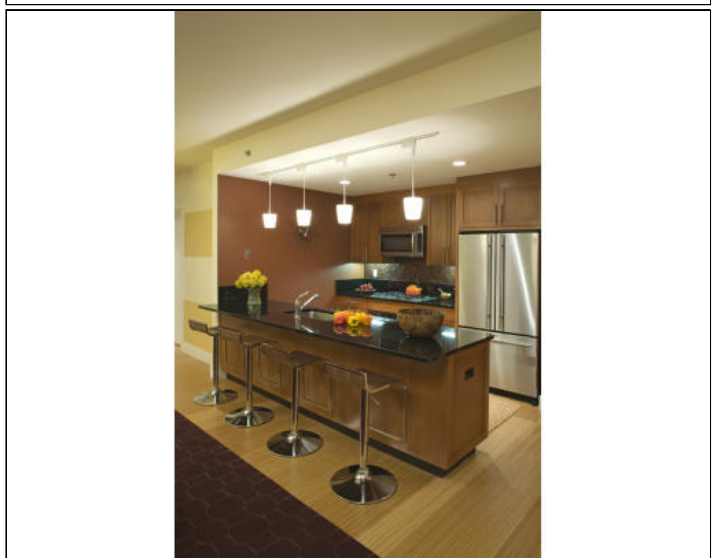
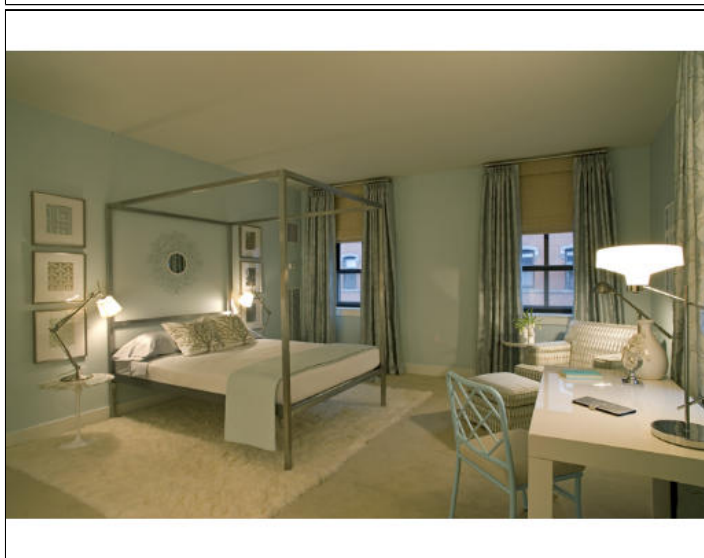
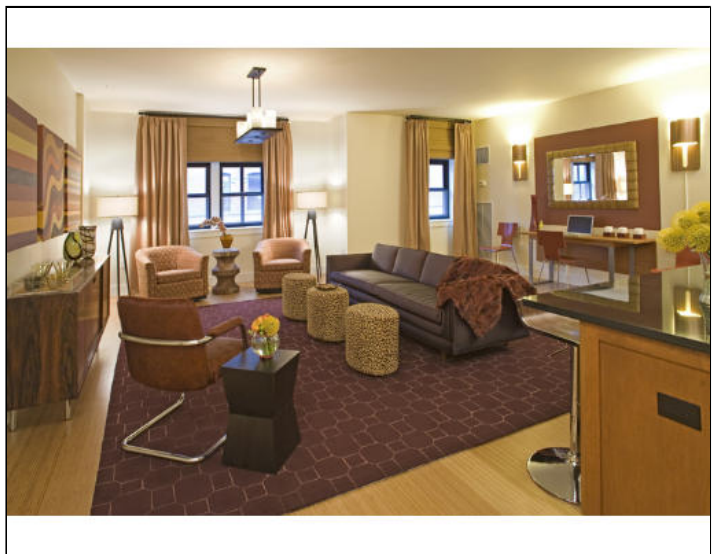
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Available:
Year Built/Converted: **1858/2005**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round:

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2005**
Book: **999999** Page: **999**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Market Information

Listing Date: 10/12/2007	Listing Market Time: MLS# has been on for 142 day(s)
Days on Market: Property has been on the market for a total of 240 day(s)	Office Market Time: Office has listed this property for 240 day(s)
Expiration Date:	
Original Price: \$865,000	
Off Market Date:	
Sale Date:	



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**MLS # 70685067 - Active
Condo - Other (See Remarks)**

**21 Father Gilday Street - Unit 203
Boston, MA : South End 02118
Suffolk County**

List Price: **\$875,000**

Total Rooms: **3**
Full/Half/Master Baths: **2/0/**
Unit Placement: **Corner, Front**
Grade School:
High School:
Directions: **Corner of East Concord Street off Washington Street.**

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

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. Acres:	Garage Spaces: 2 Under, Garage Door Opener, Deeded
Living Area Includes:	Heat Zones: Central Heat, Forced Air	Parking Spaces: 0 --
Living Area Source: Master Deed	Cool Zones: Central Air	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name: The Penmark	Units in Complex: 60 Complete: Yes	Units Owner Occupied: Source:
Association: Yes Fee: \$640	Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, 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

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility**
Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator**
Association Pool: **No**
Assoc. Security: **Intercom, TV Monitor**
Basement: **No**
Beach: **No**
Construction: **Stone/Concrete**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements, 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 Sewer**
Utility Connections: **for Gas Range, Washer Hookup**
Waterfront: **No**

Other Property Info

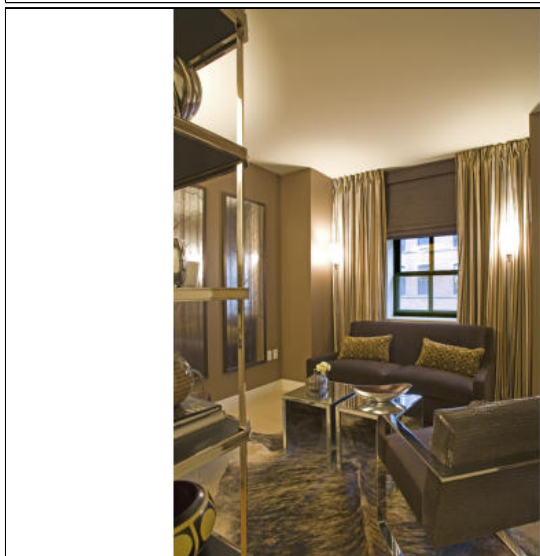
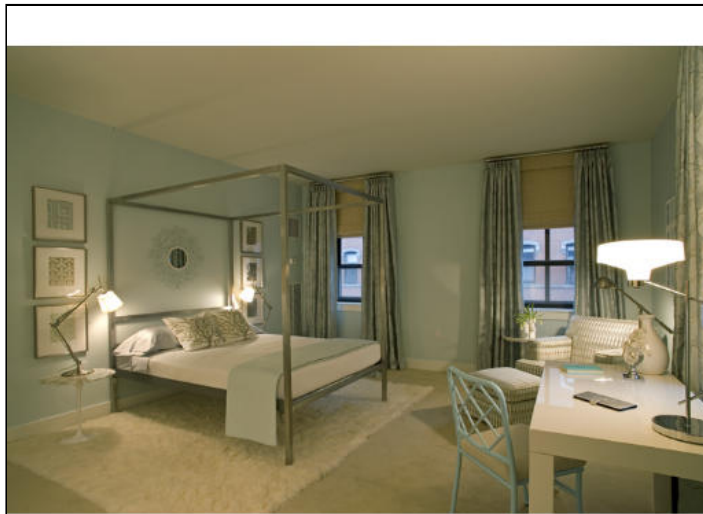
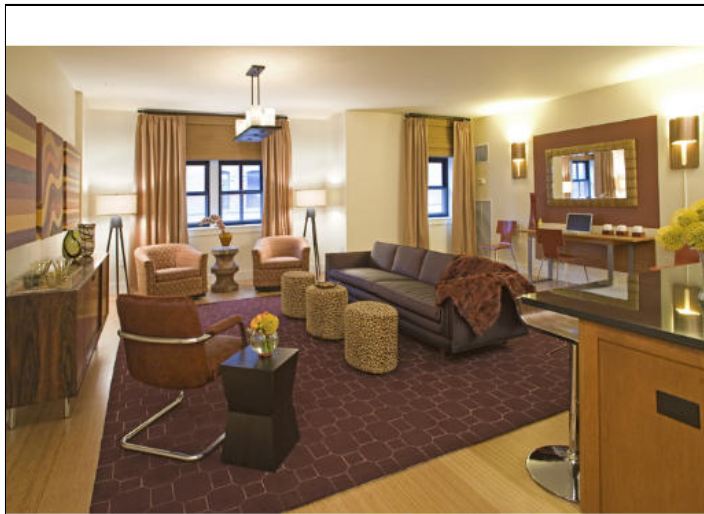
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Available:
Year Built/Converted: **1858/2005**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round:

Tax Information

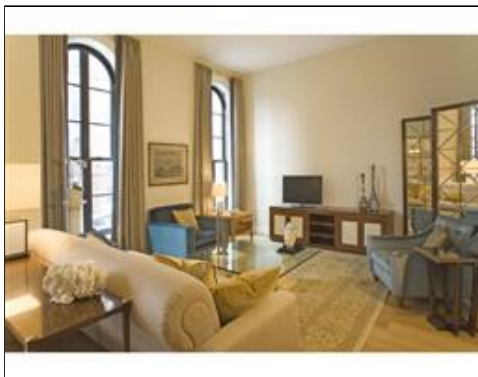
Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2005**
Book: **999999** Page: **999**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Market Information

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



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**MLS # 70596793 - Active
Condo - Other (See Remarks)**

**21 Father Gilday Street - Unit 106
Boston, MA : South End 02118
Suffolk County**

List Price: **\$1,055,000**

Total Rooms: **5**
Full/Half/Master Baths: **2/0/**
Unit Placement: --
Grade School:
High School:
Directions: **Corner of East Concord Street off Washington Street.**

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

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

Area Amenities: **Public Transportation, Shopping, Park**
Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator**
Association Pool: **No**
Assoc. Security: **Intercom, TV Monitor**
Basement: **No**
Beach: **No**
Construction: **Stone/Concrete**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans, Association Financial Statements**
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 Sewer**
Utility Connections: **Washer Hookup**
Waterfront: **No**

Other Property Info

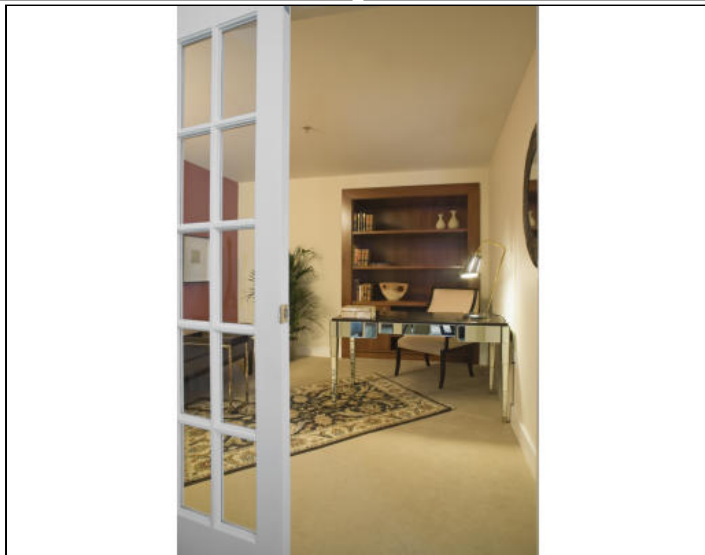
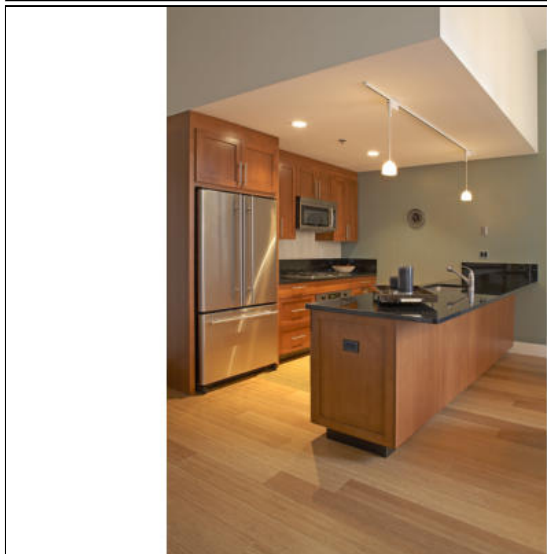
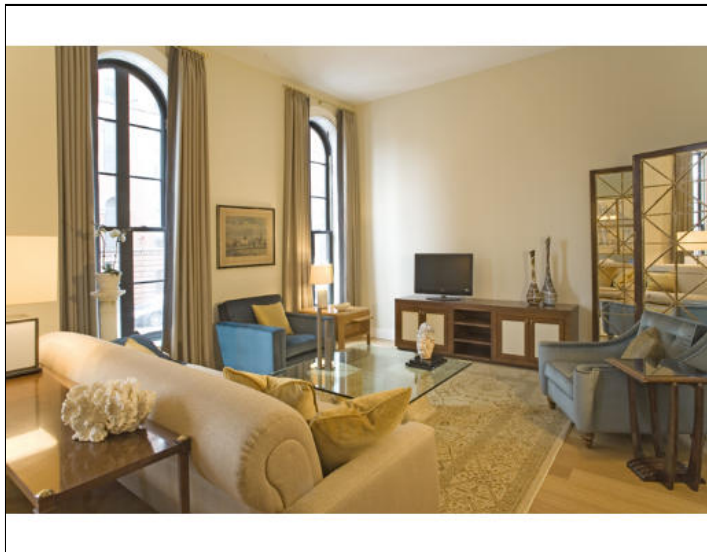
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Available:
Year Built/Converted: **1858/2005**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round:

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2005**
Book: **999999** Page: **999**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Market Information

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



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