



**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**
Full/Half/Master Baths: **1/0/No**
Unit Placement: **--**
Grade School:
High School:
Directions: **Summer St to A St to Channel Center**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **4**
Middle School:

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	Other Property Info
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				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:

Market Information

Listing Date: 5/4/2007	Listing Market Time: MLS# has been on for 364 day(s)
Days on Market: Property has been on the market for a total of 364 day(s)	Office Market Time: Office has listed this property for 364 day(s)
Expiration Date:	
Original Price: \$629,000	
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

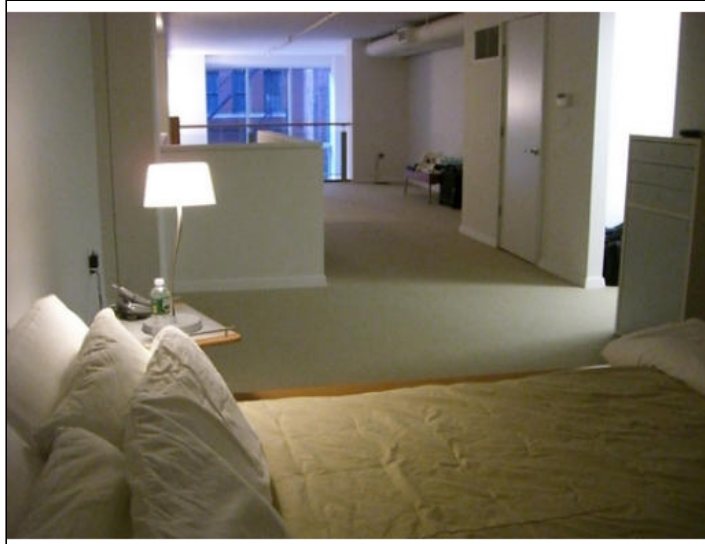
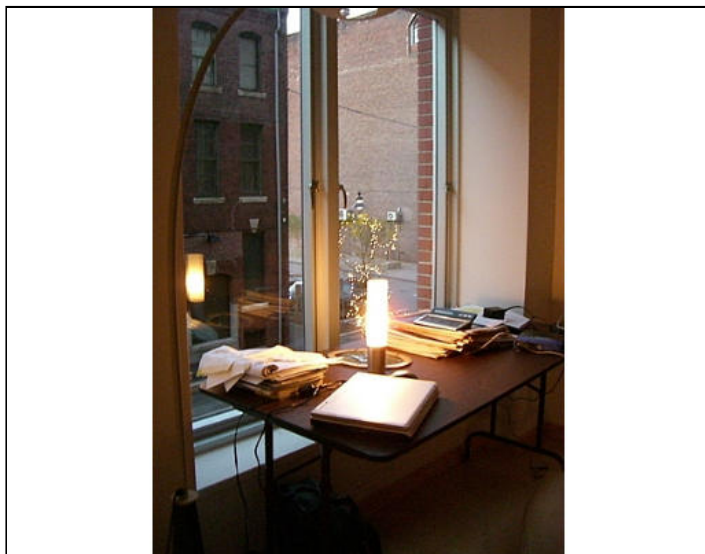
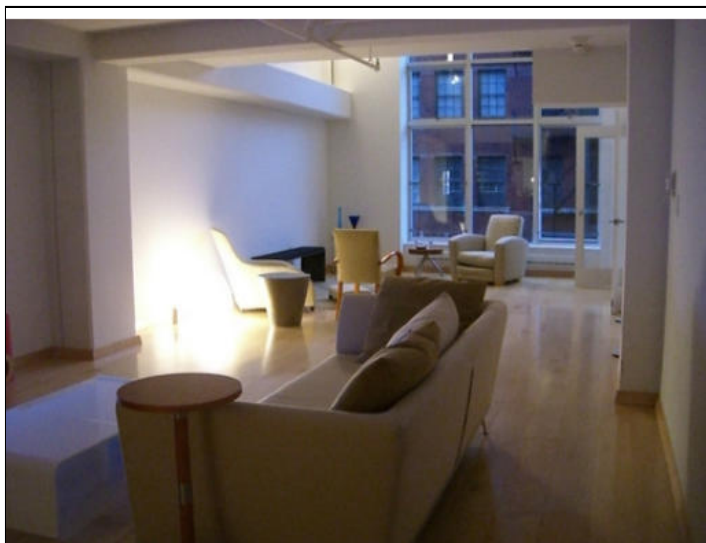
Complex Name: Channel Center	Units in Complex: 76 Complete: Yes	Units Owner Occupied: Source:
Association: Yes Fee: \$744	Fee Includes: Heat, Hot Water, Gas, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal	

Room Levels, Dimensions and Features

Room	Level	Size	Features
<div> <div> Features <p>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</p> </div> <div> Other Property Info <p>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:</p> </div> </div>			
<div> Tax Information <p>Pin #: Assessed: \$610,800 Tax: \$6792 Tax Year: 2006 Book: xxxxx Page: xxx Cert: Zoning Code: xxx Map: Block: Lot:</p> </div>			

Market Information

Listing Date: 5/11/2007	Listing Market Time: MLS# has been on for 357 day(s)
Days on Market: Property has been on the market for a total of 864 day(s)	Office Market Time: Office has listed this property for 540 day(s)
Expiration Date:	
Original Price: \$799,000	
Off Market Date:	
Sale Date:	



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**MLS # 70736406 - Active
Condo - Mid-Rise**

25 Channel Center - Unit 608
Boston, MA : Seaport District 02210
Suffolk County
 Total Rooms: **8**
 Full/Half/Master Baths: **2/1/Yes**
 Unit Placement: --
 Grade School:
 High School:
 Directions: **off of A Street**

List Price: **\$859,000**

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

Remarks

City Chic.Stunning 2bd 2.5 bath,1868 sq ft duplex w/soaring 18 ft ceilings & amazing city views has all there is to offer.2 levels of luxury.This boutique loft has many custom features: maple hardwood floors on both levels,Poliform wardrobe,walk in closet,Andre Julien wardrobe,Poliform wall installation in the living room,Master Cellars unusual wine rack,recessed lighting.Open living dining kitchen is ideal for entertaining while watching the city come to life thru 16ft floor to ceiling window.

Property Information

Approx. Living Area: 1868 sq. ft. (\$459.85/sq. ft.)		Approx. Acres: 0.22 (9999 sq. ft.)	Garage Spaces: 1 Attached, Deeded
Living Area Includes:	Heat Zones: 2 Central Heat, Forced Air, Heat Pump, Gas, Unit Control		Parking Spaces: 1 Deeded
Living Area Source: Other	Cool Zones: 2 Central Air, Heat Pump, Individual		# of Living Levels: 2
Living Area Disclosures:			

Complex & Association Information

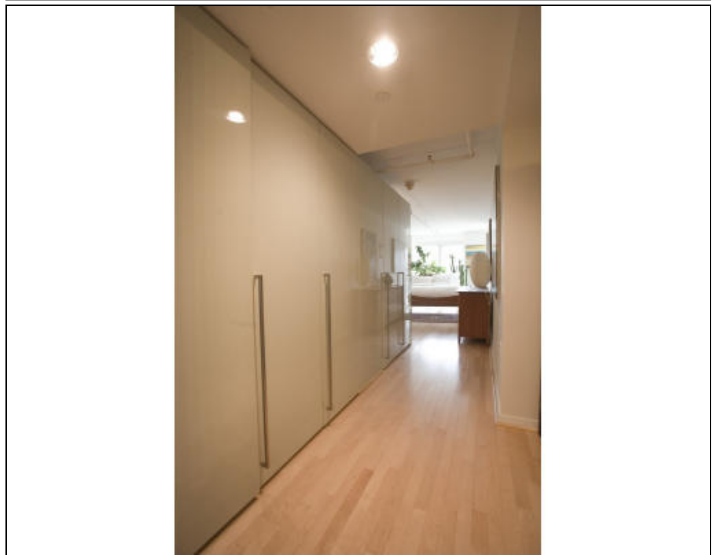
Complex Name: The Channel Center	Units in Complex: 76 Complete: Yes	Units Owner Occupied: Source:
Association: Yes Fee: \$768	Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal	

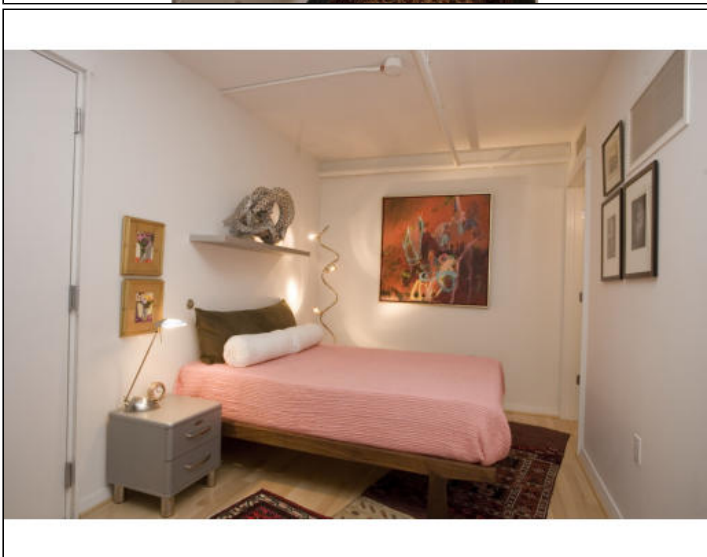
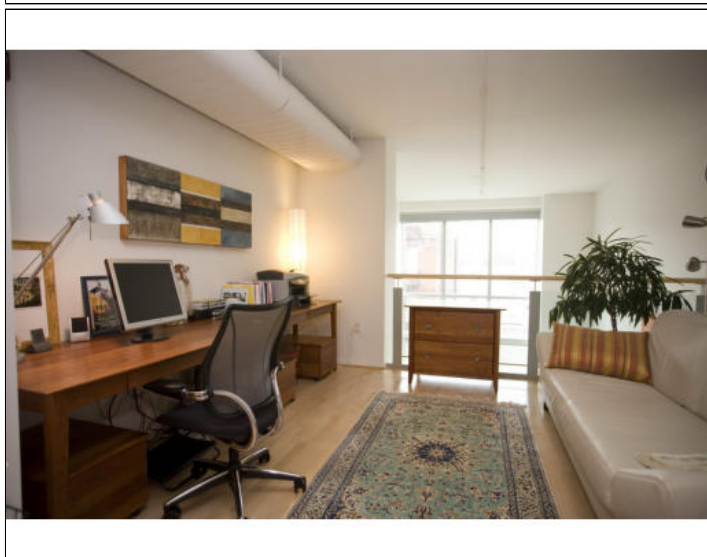
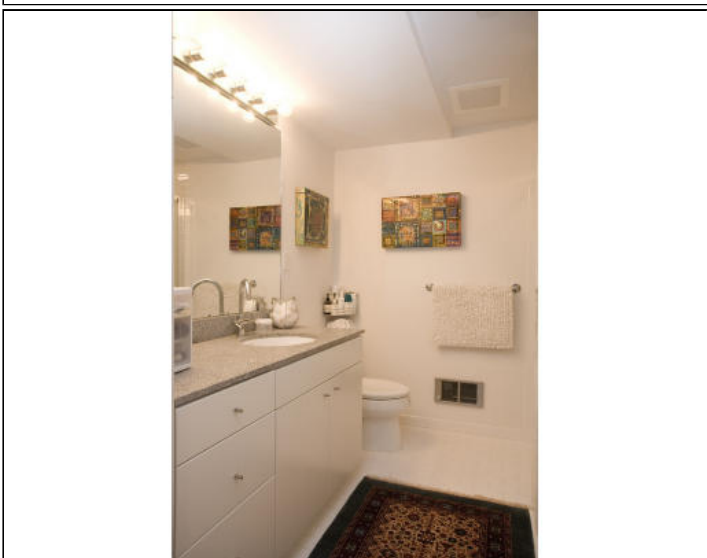
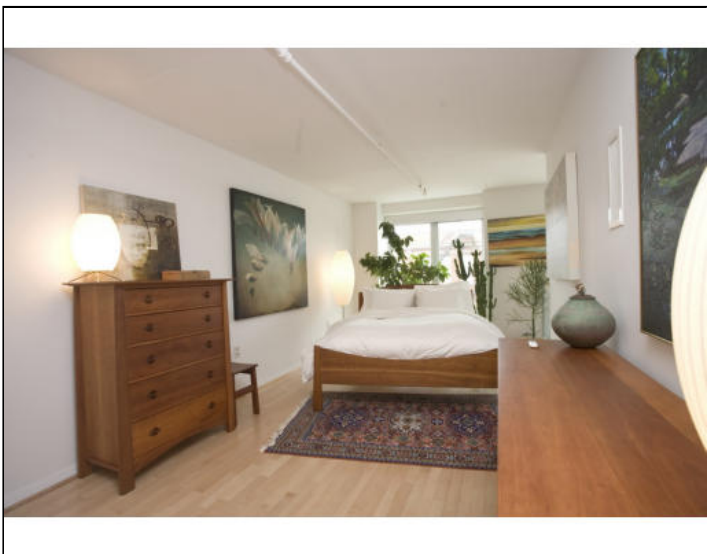
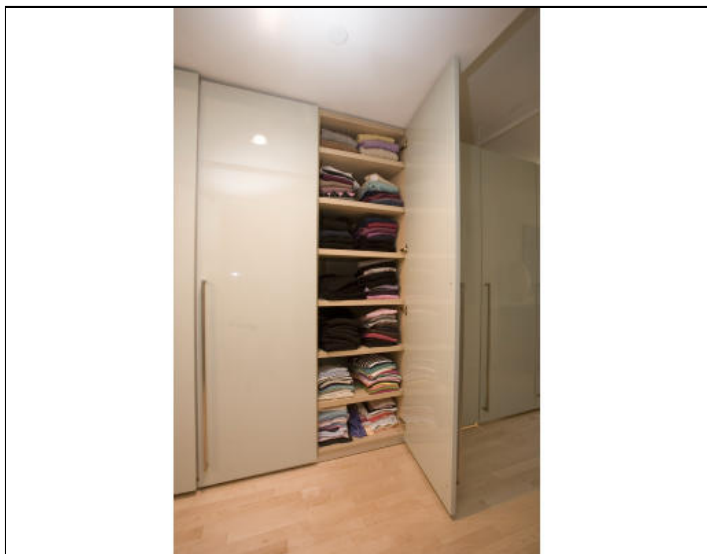
Room Levels, Dimensions and Features

Room	Level	Size	Features
Features Area Amenities: Public Transportation, Walk/Jog Trails Appliances: Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer Association Pool: No Assoc. Security: Intercom, TV Monitor, Doorman Basement: No Beach: No Beach - Miles to: 1 to 2 Mile Docs in Hand: Master Deed, Rules & Regs Exterior: Brick Exterior Features: Deck Hot Water: Natural Gas Management: Professional - On Site, Owner Association, Resident Superintendent Pets Allowed: Yes Roof Material: Rubber Sewer and Water: City/Town Water, City/Town Sewer Utility Connections: for Gas Range, for Electric Oven Waterfront: No			
Other Property Info Adult Community: No Disclosure Declaration: No Disclosures: Exclusions: Lead Paint: Unknown UFFI: Unknown Warranty Available: Year Built/Converted: 2003/ Year Built Source: Owner Year Built Desc: Approximate Year Round: Yes			
Tax Information Pin #: Assessed: \$716,700 Tax: \$6130 Tax Year: 2007 Book: 9999 Page: 9999 Cert: Zoning Code: res Map: Block: Lot:			

Market Information

Listing Date: 4/1/2008	Listing Market Time: MLS# has been on for 31 day(s)
Days on Market: Property has been on the market for a total of 31 day(s)	Office Market Time: Office has listed this property for 31 day(s)
Expiration Date:	
Original Price: \$859,000	
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

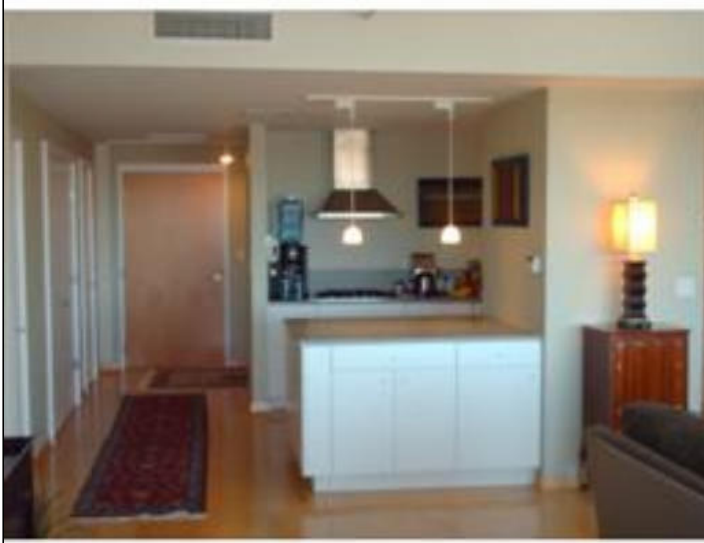
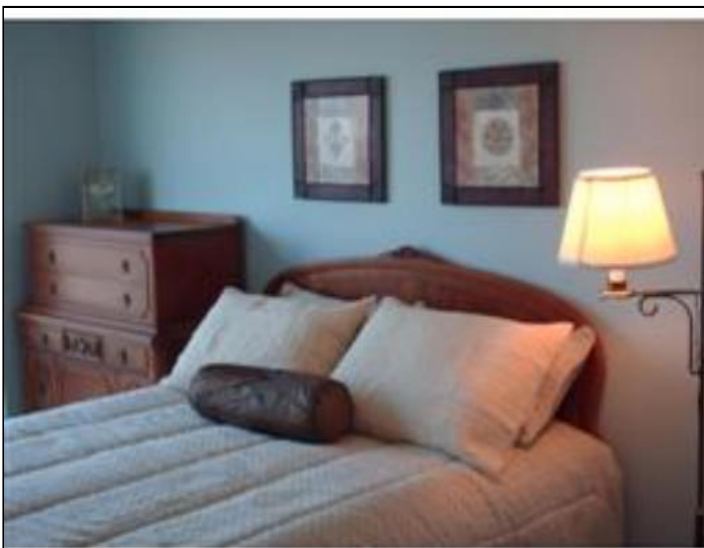
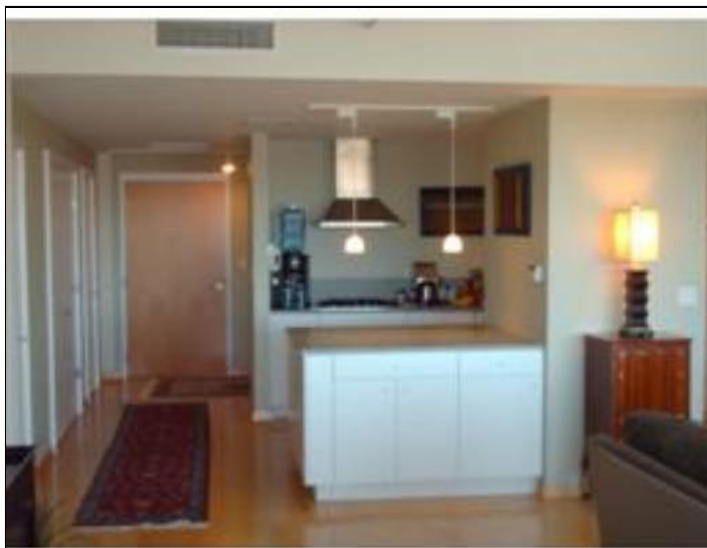
Complex Name:	Units in Complex: 77 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$949	Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Exercise Room	

Room Levels, Dimensions and Features

Room	Level	Size	Features	Other Property Info
Features				Other Property Info
Association Pool:				Disclosure Declaration: No
Basement: No				Disclosures:
Beach: No				Exclusions:
Construction: Stone/Concrete				Lead Paint: Unknown
Exterior: Brick				UFFI: Warranty Available:
Exterior Features: Deck				Year Built/Converted: 2003/
Management: Professional - On Site				Year Built Source: Owner
Pets Allowed: Yes				Year Built Desc: Approximate
Roof Material: Rubber				Year Round: Yes
Sewer and Water: City/Town Water, City/Town Sewer				Tax Information
Waterfront: No				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 64 day(s)
Days on Market: Property has been on the market for a total of 239 day(s)	Office Market Time: Office has listed this property for 64 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: **\$1,249,000**

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. (\$562.61/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

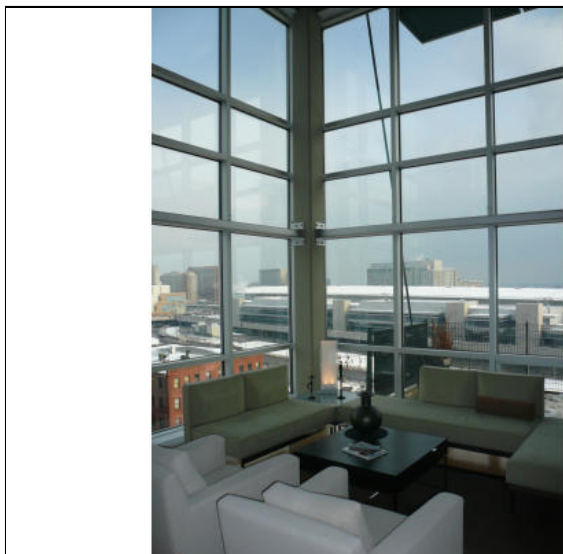
Adult Community: **No**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Available: **No**
Year Built/Converted: **2003/**
Year Built Source: **Owner**
Year Built Desc: **Approximate**
Year Round: **Yes**

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 117 day(s)
Days on Market: Property has been on the market for a total of 117 day(s)	Office Market Time: Office has listed this property for 117 day(s)
Expiration Date:	
Original Price: \$1,365,000	
Off Market Date:	
Sale Date:	



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MLS # 70645700 - Extended Condo - Hi-Rise

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

List Price: **\$1,325,000**

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. (\$621.77/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

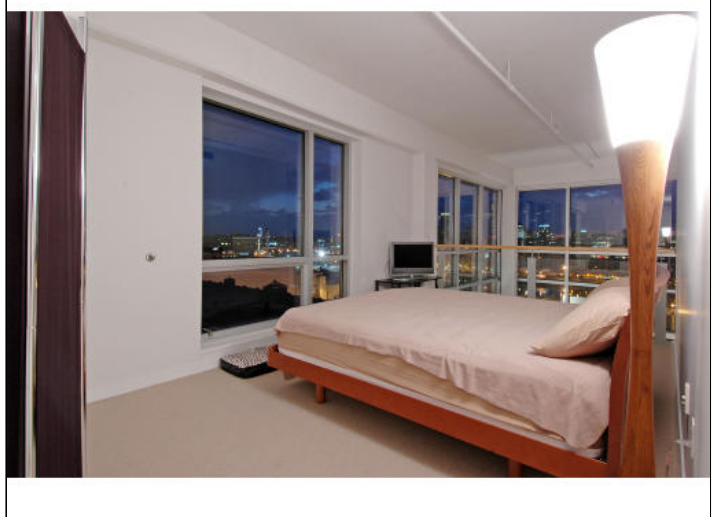
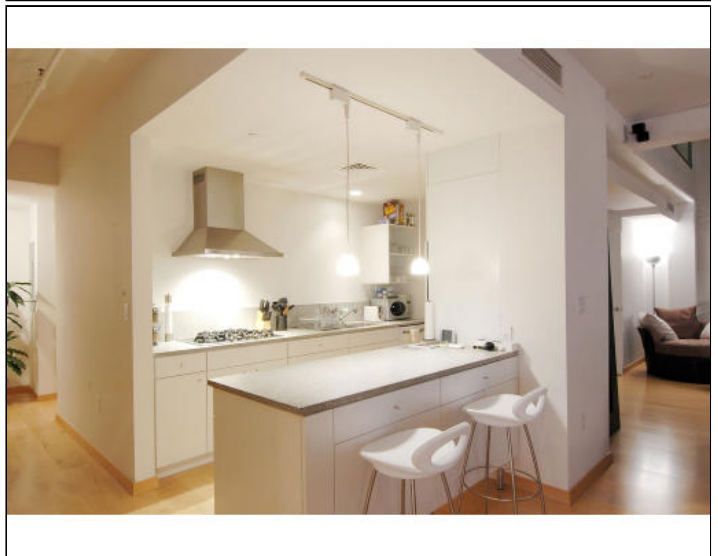
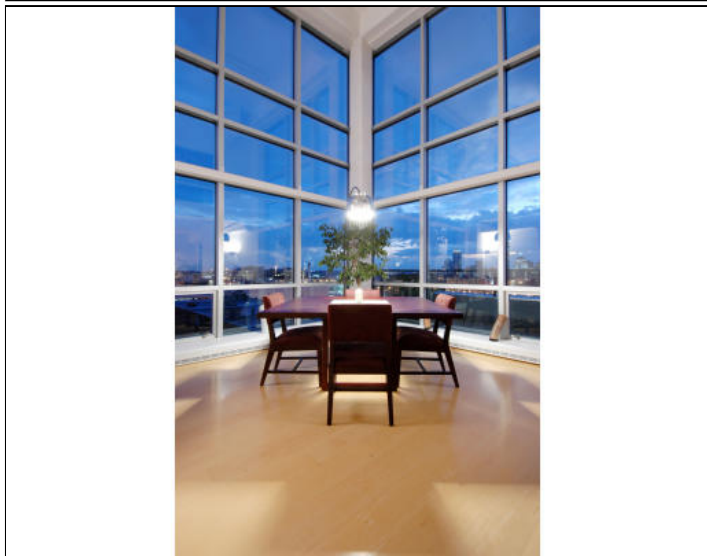
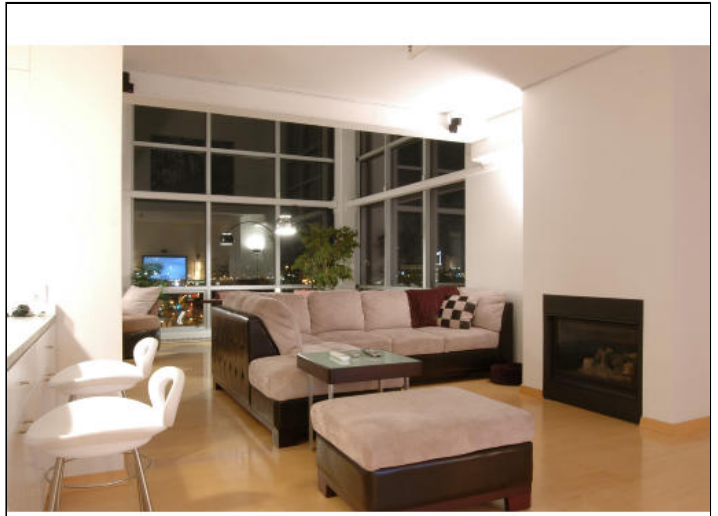
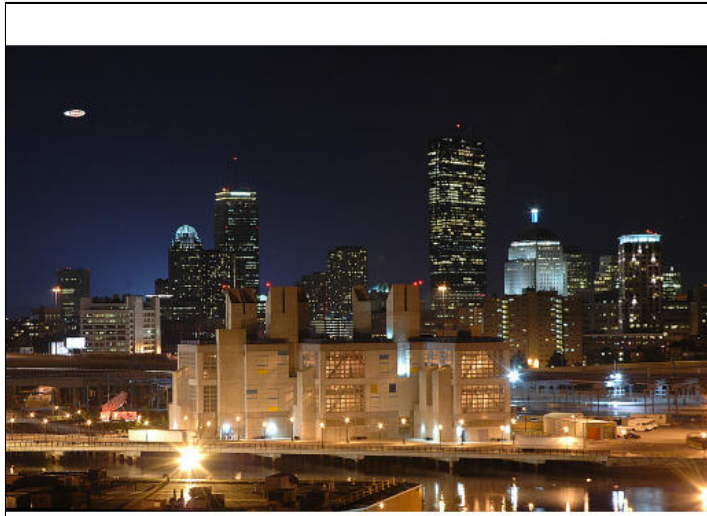
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built/Converted: **2004/**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round:

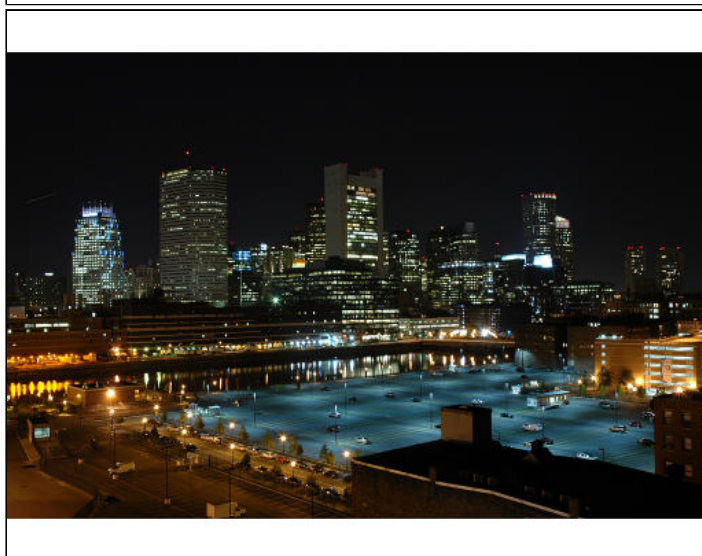
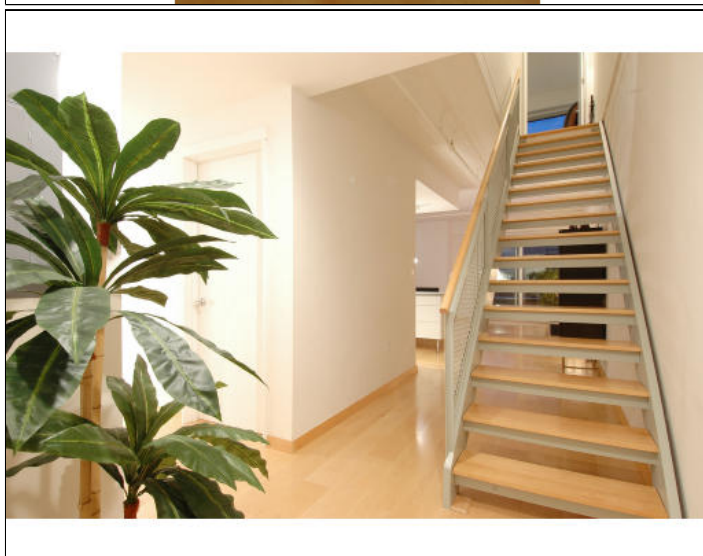
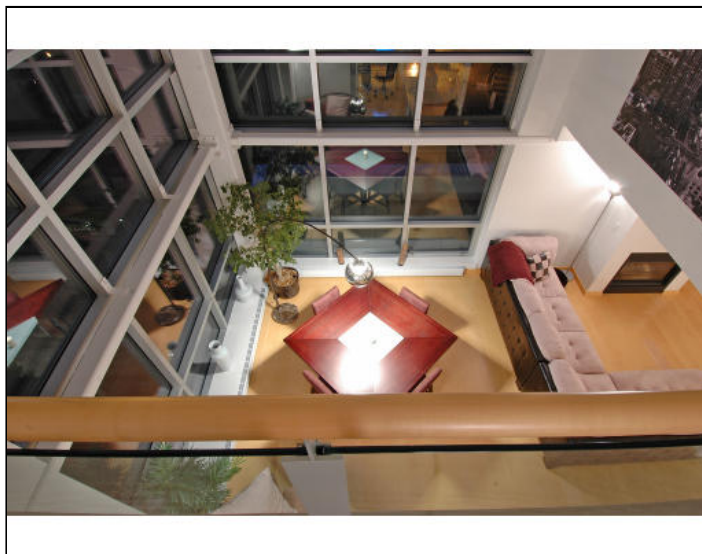
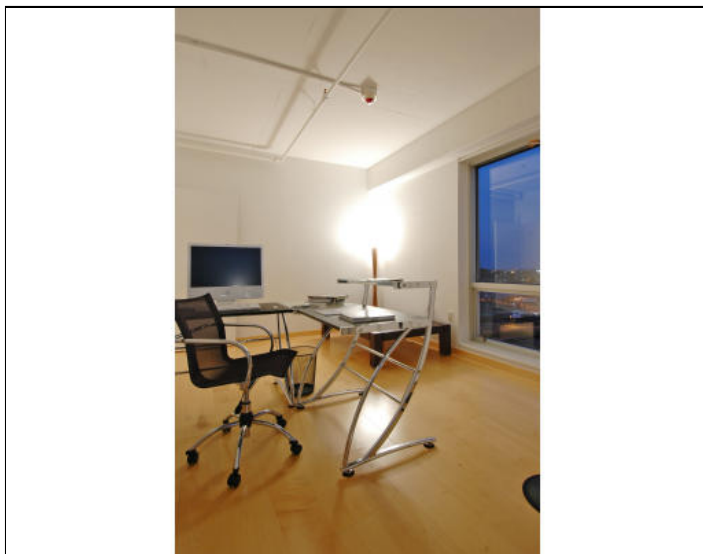
Tax Information

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 222 day(s)
Days on Market: Property has been on the market for a total of 222 day(s)	Office Market Time: Office has listed this property for 222 day(s)
Expiration Date:	
Original Price: \$1,595,000	
Off Market Date:	
Sale Date:	





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