



**MLS # 70740445 - Active
Condo - Hi-Rise**

**776 Boylston Street - Unit E-10H
Boston, MA : Back Bay 02116
Suffolk County**

List Price: **\$2,200,000**

Total Rooms: **4** Bedrooms: **2**
Full/Half/Master Baths: **2/0/Yes** Fireplaces: **1**
Unit Placement: **--** Unit Level: **10**
Grade School: Middle School:
High School:
Directions: **Boylston and Fairfield Streets,next to Prudential Center**

Remarks

A new standard in luxury living –the Mandarin Oriental Boston. This unique apartment offers high end finishes and privileged access to world class amenities. Spacious 1+bed/2 bath home with custom detail, gas fireplace, and garage parking. Enjoy luxurious master suite, chef's kitchen, open living area and separate guest room. Just an elevator ride to acclaimed spa and fitness center, restaurants, shops and more. Experience five star service and all new construction.

Property Information

Approx. Living Area: **1437 sq. ft. (\$1,530.97/sq. ft.)** Approx. Acres: Garage Spaces: **1 Under, Deeded**
Living Area Includes: Heat Zones: **Forced Air, Hot Water Baseboard** Parking Spaces: **1 --**
Living Area Source: **Master Deed** Cool Zones: **Central Air** # of Living Levels: **1**
Living Area Disclosures:

Complex & Association Information

Complex Name: **The Residences at Mandarin Oriental** Units in Complex: **49** Complete: Units Owner Occupied: Source:
Association: **Yes** Fee: **\$2,000** Fee Includes: **Water, Sewer, Master Insurance, Security, Elevator, Landscaping, Snow Removal, Extra Storage, Refuse Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility**
Association Pool:
Basement: **No**
Beach: **No**
Management: **Professional - On Site**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No**

Other Property Info

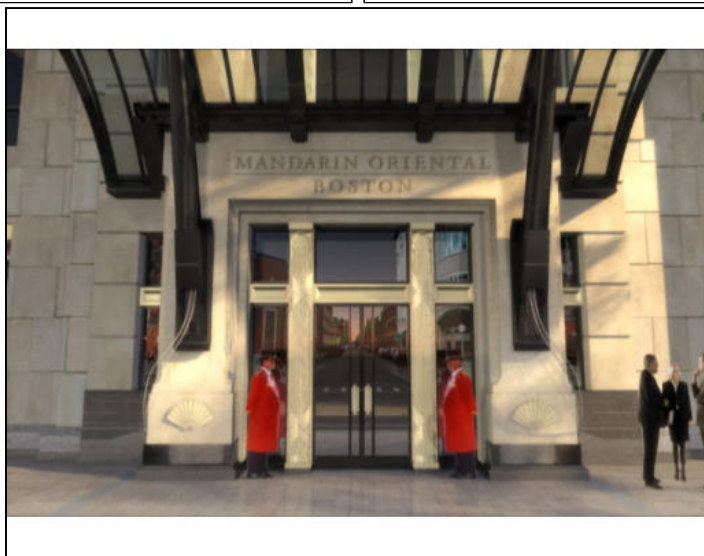
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **None**
UFFI: Warranty Available:
Year Built/Converted: **2008/**
Year Built Source: **Builder**
Year Built Desc: **Actual, Under Construction**
Year Round:

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **000**
Book: **000** Page: **000**
Cert:
Zoning Code: **000**
Map: Block: Lot:

Market Information

Listing Date: **4/8/2008** Listing Market Time: MLS# has been on for **67** day(s)
Days on Market: Property has been on the market for a total of **67** day(s) Office Market Time: Office has listed this property for **67** day(s)
Expiration Date:
Original Price: **\$2,200,000**
Off Market Date:
Sale Date:



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**MLS # 70705033 - Active
Condo - Other (See Remarks)**

**776 Boylston Street - Unit E9-B
Boston, MA : Back Bay 02116
Suffolk County**

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

Total Rooms: **5** Bedrooms: **2**
Full/Half/Master Baths: **2/5/Yes** Fireplaces: **1**
Unit Placement: **--** Unit Level: **9**
Grade School: Middle School:
High School:
Directions: **On Boylston . Near the Prudential Shopping Center**

Remarks

Ultra luxurious living! New construction. Occupancy summer of 2008. Front facing unit on 9th floor. 2 bed, 2.5 bath in the finest condominium Boston has yet to offer! High End finishes include imported marble. Building features full time concierge, doorman, 15,000 square foot spa, valet, all hotel services offer by "5" star Mandarin Hotel. PLease note: Condo fees are approx. Purchaser to complete finish flooring in living area and bedrooms.

Property Information

Approx. Living Area: **2580 sq. ft. (\$1,647.29/sq. ft.)** Approx. Acres:
Living Area Includes: Heat Zones: **Central Heat** Garage Spaces: **1 Storage**
Living Area Source: **Owner** Cool Zones: **Central Air** Parking Spaces: **1 Deeded**
Living Area Disclosures: # of Living Levels: **1**

Complex & Association Information

Complex Name: Units in Complex: **50** Complete: Units Owner Occupied: Source:
Association: **Yes** Fee: **\$3,200** Fee Includes: **Hot Water, Water, Sewer, Master Insurance, Elevator, Landscaping, Valet Parking**

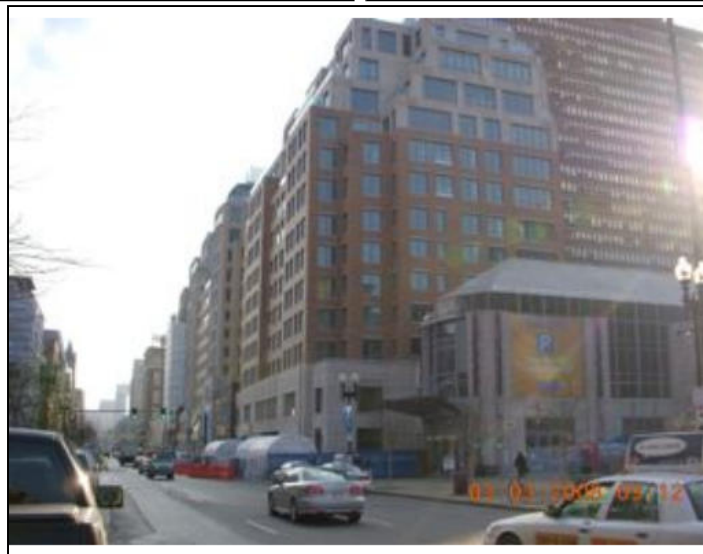
Room Levels, Dimensions and Features

Room	Level	Size	Features
Features Association Pool: Basement: No Beach: No 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: Lead Paint: None UFFI: Unknown Warranty Available: Year Built/Converted: 2007/ Year Built Source: Public Record Year Built Desc: Actual Year Round:			
Tax Information Pin #: Assessed: \$0 Tax: \$0 Tax Year: 2008 Book: 0 Page: 0 Cert: Zoning Code: residentialia Map: Block: Lot:			

Market Information

Listing Date: **1/30/2008** Listing Market Time: MLS# has been on for **136** day(s)
 Days on Market: Property has been on the market for a total of **136** day(s) Office Market Time: Office has listed this property for **136** day(s)
 Expiration Date:
 Original Price: **\$4,500,000**
 Off Market Date:
 Sale Date:





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**MLS # 70762681 - Active
Condo - Mid-Rise**

**776 boylston - Unit W11A
Boston, MA : Back Bay 02116
Suffolk County**

List Price: **\$5,500,000**

Total Rooms: **5**
Full/Half/Master Baths: **2/1/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **Mas pike to back bay Prudential right on Bolyston**

Bedrooms: **2**
Fireplaces: **1**
Unit Level: **11**
Middle School:

Remarks

Boston's most sought after address the ultimate in services and guarded privacy corner living room with terrace spacious eat in kitchen elegant dining room handsome study incredible attention to architectural detail gas fireplace 10 ft ceiling fabulous views

Property Information

Approx. Living Area: **3179 sq. ft. (\$1,730.10/sq. ft.)** Approx. Acres:
Living Area Includes: Heat Zones: **Central Heat, Hot Water Baseboard** Garage Spaces: **2 Under**
Living Area Source: **Owner** Cool Zones: **Central Air** Parking Spaces: **2 --**
Living Area Disclosures: # of Living Levels: **1**

Complex & Association Information

Complex Name: **Mandarin Oriental Boston** Units in Complex: **50** Complete: **No** Units Owner Occupied:
Source:
Association: **Yes** Fee: **\$0** Fee Includes: **Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Association Pool:
Basement: **No**
Beach: **No**
Construction: **Stone/Concrete**
Management: **Professional - On Site**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water**
Waterfront: **No**

Other Property Info

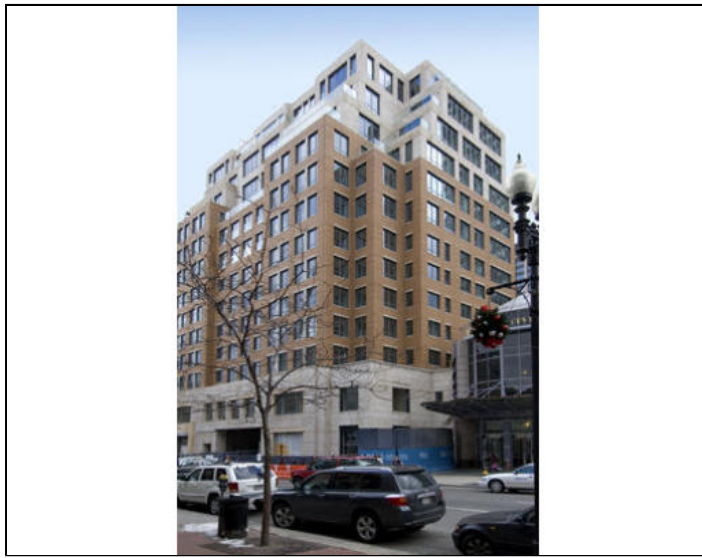
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built/Converted: **2008/**
Year Built Source: **Owner**
Year Built Desc: **Approximate**
Year Round: **Yes**

Tax Information

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

Market Information

Listing Date: **5/16/2008** 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: **\$5,500,000**
Off Market Date:
Sale Date:



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**MLS # 70694931 - Active
Condo - Hi-Rise**

**The Mandarin Oriental - Unit w-10B
Boston, MA : Back Bay 02116
Suffolk County**

List Price: **\$6,500,000**

Total Rooms: **6**
Full/Half/Master Baths: **3/1/**
Unit Placement: **--**
Grade School:
High School:
Directions: **adjacent to Prudential shops**

Bedrooms: **3**
Fireplaces: **1**
Unit Level: **9**
Middle School:

Remarks

great corner front with great views, sunny in fabulous building

Property Information

Approx. Living Area: 3564 sq. ft. (\$1,823.79/sq. ft.)	Approx. Acres:	Garage Spaces: 2 Under, Heated, Assigned
Living Area Includes:	Heat Zones: 2 Central Heat	Parking Spaces: 0 --
Living Area Source: Owner	Cool Zones: 2 Central Air	# of Living Levels: 14
Living Area Disclosures:		

Complex & Association Information

Complex Name: Mandarin Oriental	Units in Complex: 49 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$4,500	Fee Includes: Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Extra Storage, Refuse Removal, Garden Area	

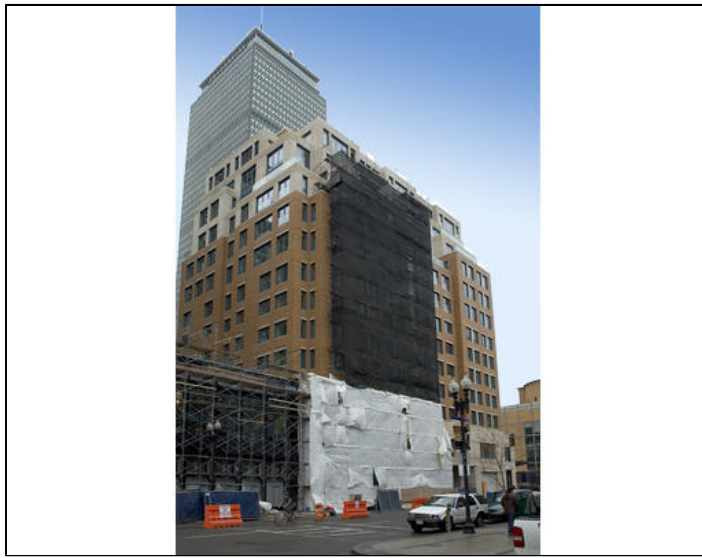
Room Levels, Dimensions and Features

Room	Level	Size	Features
Features			
Area Amenities: Public Transportation, Shopping, Park, Medical Facility			
Appliances: Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator			
Association Pool:			
Basement: No			
Beach: No			
Flooring: Tile, Concrete			
Management: Professional - On Site			
Pets Allowed: Yes			
Sewer and Water: City/Town Water			
Waterfront: No			
Other Property Info			
Disclosure Declaration: No			
Disclosures:			
Exclusions:			
Lead Paint: None			
UFFI: Warranty Available:			
Year Built/Converted: 2008/			
Year Built Source: Owner			
Year Built Desc: Actual			
Year Round:			
Tax Information			
Pin #:			
Assessed: \$0			
Tax: \$0 Tax Year: 00			
Book: 0000 Page: 0000			
Cert:			
Zoning Code: residentiala			
Map: Block: Lot: 00			

Firm Remarks

Market Information

Listing Date: 1/9/2008	Listing Market Time: MLS# has been on for 157 day(s)
Days on Market: Property has been on the market for a total of 157 day(s)	Office Market Time: Office has listed this property for 157 day(s)
Expiration Date:	
Original Price: \$7,000,000	
Off Market Date:	
Sale Date:	



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**MLS # 70775998 - New
Condo - Mid-Rise
776 Boylston - Unit PH1-C
Boston, MA : Back Bay 02116
Suffolk County**

List Price: **\$12,500,000**

Total Rooms: **8**
Full/Half/Master Baths: **4/1/Yes**
Unit Placement: **Top/Penthouse**
Grade School:
High School:
Directions: **Boylston Street adjacent to Prudential Center**

Bedrooms: **3**
Fireplaces: **0**
Unit Level: **13**
Middle School:

Remarks

The Residences at Mandarin Oriental-Five-star living with full hotel services in the heart of Boston. Penthouse 1-C: 5,000 sf of luxurious living space with 868 sf of terraces on 3 sides, elevator to private 852 sf rooftop garden. Two garage spaces. This grand 3-bedroom penthouse is north-facing with commanding 180-degree views from Fenway Park, over the Back Bay and the Charles River to Cambridge and the Zakim Bridge. To be delivered ready for custom finish.

Property Information

Approx. Living Area: 5000 sq. ft. (\$2,500/sq. ft.)	Approx. Acres:	Garage Spaces: 2 Deeded
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: Mandarin Oriental Hotel	Units in Complex: 50 Complete: No	Units Owner Occupied: Source:
Association: Yes Fee: \$0	Fee Includes: Water, Sewer, Master Insurance, Security, Elevator, Landscaping, Snow Removal, Extra Storage, Refuse Removal, Garden Area, Valet Parking	

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	30x19	--
Dining Room:	1	21x15	--
Kitchen:	1	15x11	--
Master Bedroom:	1	27x18	Full Bath
Bedroom 2:	1	18x15	Full Bath
Bedroom 3:	1	16x14	Full Bath
Bath 1:	1		Half Bath
Bath 2:	1		Full Bath
Bath 3:	1		Full Bath
Library:	1	21x15	--
Foyer:	1	17x11	--
Exercise Room:	1	17x13	--

Features

Association Pool:
Basement: **No**
Beach: **No**
Management: **Professional - On Site**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No**

Other Property Info

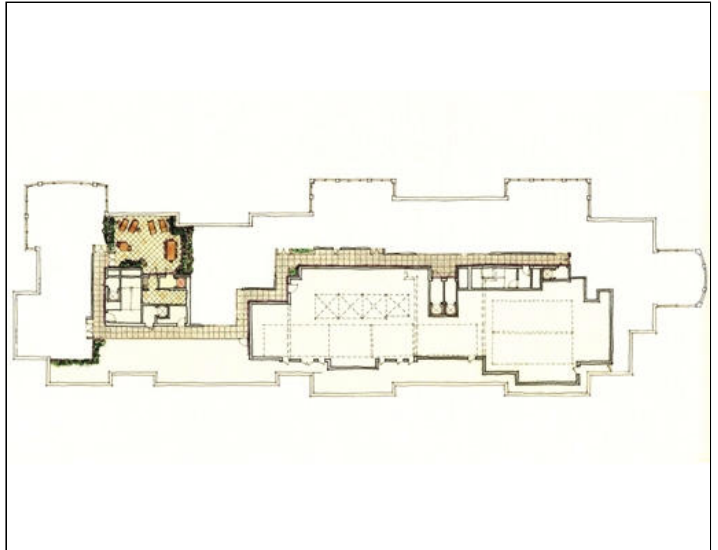
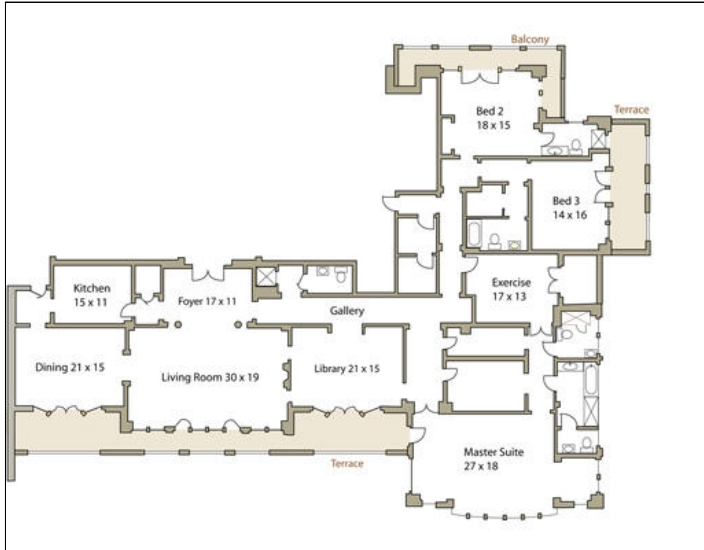
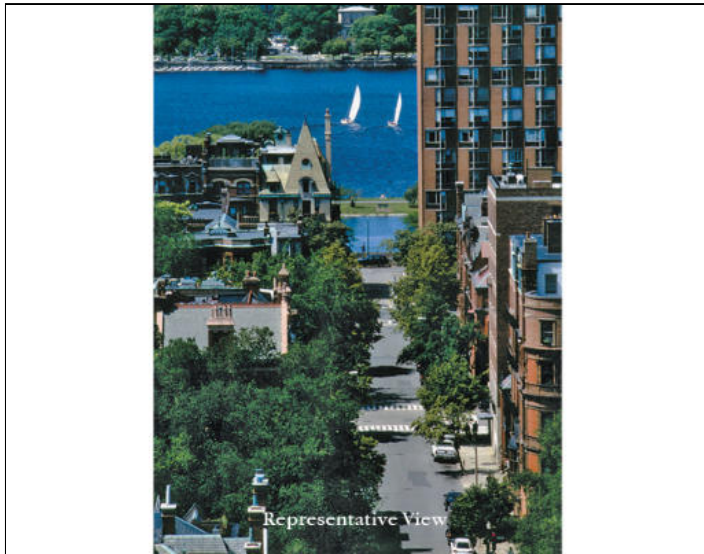
Disclosure Declaration: **No**
Disclosures: **Condominium Fees TBD. Fall 2008 Occupancy**
Exclusions:
Lead Paint: **None**
UFFI: Warranty Available:
Year Built/Converted: **2008/**
Year Built Source: **Builder**
Year Built Desc: **Approximate**
Year Round: **Yes**

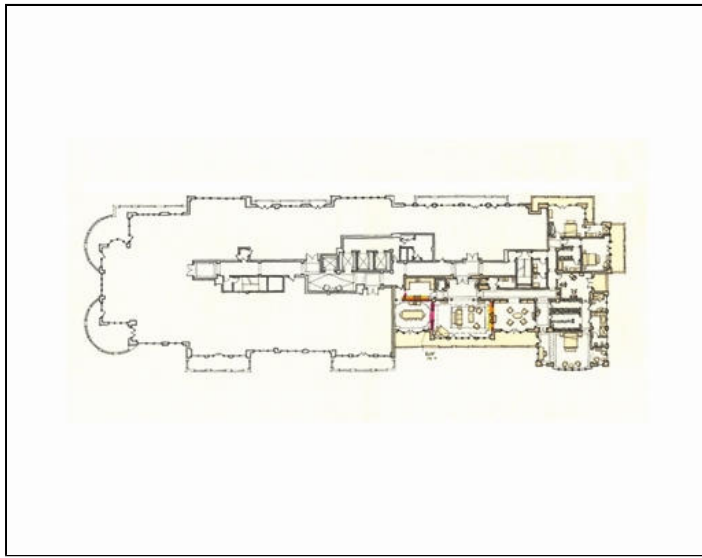
Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2008**
Book: **0** Page: **0**
Cert:
Zoning Code: **0**
Map: Block: Lot:

Market Information

Listing Date: 6/11/2008	Listing Market Time: MLS# has been on for 3 day(s)
Days on Market: Property has been on the market for a total of 3 day(s)	Office Market Time: Office has listed this property for 3 day(s)
Expiration Date:	
Original Price: \$12,500,000	
Off Market Date:	
Sale Date:	





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