



**MLS # 70809116 - Active
Condo - Hi-Rise**

**3 Avery St. - Unit 810
Boston, MA : Midtown 02111
Suffolk County**

List Price: **\$540,000**

Total Rooms: **4**

Bedrooms: **1**

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

Fireplaces: **0**

Unit Placement: **--**

Unit Level: **8**

Grade School:

Middle School:

High School:

Directions: **South from Govt Center. Left off Tremont St.**

Remarks

Five-Star-Living! Bright and sunny one bedroom at The Ritz-Carlton Towers. Gracious layout. Large windows. Legendary Ritz-Carlton services include uniformed Ritz-Carlton doormen, around-the-clock concierge, access to Ritz-Carlton Hotel services, on-site Sports Club/LA and 19 AMC Theaters. On-site garage parking available.

Property Information

Approx. Living Area: **843 sq. ft. (\$640.57/sq. ft.)**

Approx. Acres:

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **Central Heat, Forced Air, Unit Control**

Parking Spaces: **0 --**

Living Area Source: **Master Deed**

Cool Zones: **Central Air**

of Living Levels: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name: **Ritz-Carlton Towers**

Units in Complex: **63** Complete:

Units Owner Occupied:

Source:

Association: **Yes** Fee: **\$986**

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

Optional Service Fee: **\$**

Opt Fee Includes: **Recreational Facilities, Extra Storage**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility**

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

Association Pool:

Assoc. Security: **Intercom, Doorman**

Basement: **No**

Beach: **No**

Beach - Miles to: **1 to 2 Mile**

Interior Features: **Cable Available, Intercom**

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: **Unit is leased until 4/30/09.**

Exclusions:

Lead Paint: **None**

UFFI: **No** Warranty Available: **No**

Year Built/Converted: **2001/**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round:

Tax Information

Pin #:

Assessed: **\$445,800**

Tax: **\$4890.44** Tax Year: **2009**

Book: **38067** Page: **235**

Cert:

Zoning Code: **Res**

Map: Block: Lot:

Market Information

Listing Date: **8/18/2008**

Listing Market Time: MLS# has been on for **72** day(s)

Days on Market: Property has been on the market for a total of **72** day(s)

Office Market Time: Office has listed this property for **72** day(s)

Expiration Date:

Original Price: **\$540,000**

Off Market Date:

Sale Date:



**MLS # 70839608 - New
Condo - Hi-Rise**

**3 Avery St - Unit 603
Boston, MA : Midtown 02111-1004
Suffolk County**

List Price: **\$595,000**

Total Rooms: **5**
Full/Half/Master Baths: **1/1/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **Ritz Carlton Boston Common**

Bedrooms: **1**
Fireplaces: **0**
Unit Level: **6**
Middle School:

Remarks

Experience the ultimate in luxury services including concierge, doorman, Ritz Hotel services, Sports Club/LA & Spa at the Residences at the Ritz Carlton. Dramatic front facing 1 bedroom plus dining are/1.5 baths is perfect for a pied-a terre or an investment property. Enjoy the 5 star lifestyle of the legendary Ritz Carlton today! Best value 1 bed at the Ritz.

Property Information

Approx. Living Area: 963 sq. ft. (\$617.86/sq. ft.)	Approx. Acres: 0	Garage Spaces: 0 --
Living Area Includes:	Heat Zones: Central Heat	Parking Spaces: 0 --
Living Area Source: Master Deed	Cool Zones: Central Air	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name: Ritz Carlton Condominiums	Units in Complex: 65 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$1,153	Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Clubroom	

Room Levels, Dimensions and Features

Room	Level	Size	Features		
Features				Other Property Info	
Area Amenities: Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility				Disclosure Declaration: No	
Association Pool:				Disclosures:	
Basement: No				Exclusions:	
Beach: No				Lead Paint: None	
Sewer and Water: City/Town Water				UFFI: Warranty Available:	
Waterfront: No				Year Built/Converted: 2001/	
				Year Built Source: Public Record	
				Year Built Desc: Actual	
				Year Round:	
				Tax Information	
				Pin #:	
				Assessed: \$0	
				Tax: \$5779 Tax Year: 2009	
				Book: 0 Page: 0	
				Cert:	
				Zoning Code: Res	
				Map: Block: Lot:	

Market Information

Listing Date: 10/27/2008	Listing Market Time: MLS# has been on for 2 day(s)
Days on Market: Property has been on the market for a total of 2 day(s)	Office Market Time: Office has listed this property for 2 day(s)
Expiration Date:	
Original Price: \$595,000	
Off Market Date:	
Sale Date:	



**MLS # 70772745 - Active
Condo - Mid-Rise**

**3 Avery St - Unit 907
Boston, MA : Midtown 02111-1004
Suffolk County**

List Price: **\$599,000**

Total Rooms: **3**
Full/Half/Master Baths: **1/0/**
Unit Placement: **Top/Penthouse**
Grade School:
High School:
Directions: **Tremont St or Washington St. to Avery St**

Bedrooms: **1**
Fireplaces: **0**
Unit Level: **9**
Middle School:

Remarks

Ritz Carlton - 3 Avery St One Bedroom with enormous rare private terrace spanning the entire length of the unit. Floor-to-ceiling south-facing windows. Kitchen w/ granite counters & custom cabinets. Marble tiled bathroom. Fully-furnished and accessorized. Garage parking for rent. Sports Club LA. Maid Service avail. Residents' Library. Enjoy world class services in the heart of Boston. Leased until 12/1/08 for \$4200/month.

Property Information

Approx. Living Area: **704 sq. ft. (\$850.85/sq. ft.)** Approx. Acres: **0** Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **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: **Ritz Carlton Residences** Units in Complex: **63** Complete: Units Owner Occupied: Source:
Association: **Yes** Fee: **\$916** Fee Includes: **Heat, Hot Water, Water, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Clubroom, Refuse Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features	Other Property Info
Features Area Amenities: Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Laundromat Appliances: Range, Dishwasher, Disposal, Microwave Association Pool: Assoc. Security: TV Monitor, Doorman Basement: No Beach: No Exterior Features: Balcony Flooring: Wall to Wall Carpet Management: Professional - On Site Sewer and Water: City/Town Water Waterfront: No				Disclosure Declaration: No Disclosures: Exclusions: Lead Paint: None UFFI: Warranty Available: Year Built/Converted: 2002/ Year Built Source: Public Record Year Built Desc: Actual Year Round:
				Tax Information Pin #: W:03 P:04832 S:542 Assessed: \$445,800 Tax: \$4890 Tax Year: 2008 Book: 38110 Page: 111 Cert: 00128030 Zoning Code: RES Map: Block: Lot:

Firm Remarks

24 Hour Notice Please

Market Information

Listing Date: **6/4/2008** Listing Market Time: MLS# has been on for **147** day(s)
Days on Market: Property has been on the market for a total of **147** day(s) Office Market Time: Office has listed this property for **147** day(s)
Expiration Date:
Original Price: **\$599,000**
Off Market Date:
Sale Date:



**MLS # 70765405 - Active
Condo - Hi-Rise**

**3 Avery St - Unit 709
Boston, MA 02111-1004
Suffolk County**

List Price: **\$645,000**

Total Rooms: **4**
Full/Half/Master Baths: **1/1/No**
Unit Placement: **--**
Grade School:
High School:
Directions: **Avery off Tremint**

Bedrooms: **1**
Fireplaces: **0**
Unit Level: **7**
Middle School:

Remarks

Property Information

Approx. Living Area: **1059 sq. ft. (\$609.07/sq. ft.)** Approx. Acres: **0** Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **4 Heat Pump** Parking Spaces: **0 --**
Living Area Source: **Master Deed** Cool Zones: **4 Heat Pump** # of Living Levels: **1**
Living Area Disclosures:

Complex & Association Information

Complex Name: **Ritz III** Units in Complex: **63** Complete: Units Owner Occupied: Source:
Association: **Yes** Fee: **\$1,184** Fee Includes: **Hot Water, Gas, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance**

Room Levels, Dimensions and Features

Room	Level	Size	Features		
Features				Other Property Info	
Association Pool:				Disclosure Declaration: No	
Basement: No				Disclosures:	
Beach: No				Exclusions:	
Management: Professional - On Site, Professional - Off Site				Lead Paint: None	
Pets Allowed: Yes				UFFI: Warranty Available:	
Sewer and Water: City/Town Water				Year Built/Converted: 2004/2001	
Waterfront: No				Year Built Source: Public Record	
				Year Built Desc: Approximate	
				Year Round: Yes	
				Tax Information	
				Pin #: W:03 P:04832 S:508	
				Assessed: \$567,300	
				Tax: \$6223 Tax Year: 2008	
				Book: 38041 Page: 223	
				Cert: 00123440	
				Zoning Code: res	
				Map: Block: Lot:	

Market Information

Listing Date: **5/21/2008** Listing Market Time: MLS# has been on for **161** day(s)
Days on Market: Property has been on the market for a total of **161** day(s) Office Market Time: Office has listed this property for **161** day(s)
Expiration Date:
Original Price: **\$699,000**
Off Market Date:
Sale Date:



**MLS # 70822303 - Active
Condo - Hi-Rise**

**3 Avery - Unit 509
Boston, MA : Midtown 02111
Suffolk County**

List Price: **\$689,000**

Total Rooms: **5**
Full/Half/Master Baths: **1/1/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **Take Tremont to Avery**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **5**
Middle School:

Remarks

Great 2 bed at the Ritz Carlton - new hardwood floors...Sunny side of the building

Property Information

Approx. Living Area: **1050 sq. ft. (\$656.19/sq. ft.)** Approx. Acres: **0.02 (1050 sq. ft.)** Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **5 Central Heat** Parking Spaces: **0 --**
Living Area Source: **Owner** Cool Zones: **5 Central Air** # of Living Levels: **1**
Living Area Disclosures: **2nd bedroom does not have a window....**

Complex & Association Information

Complex Name: Units in Complex: **63** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$1,150** 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, Shopping, Park, Walk/Jog Trails, Medical Facility**
Appliances: **Range, Dishwasher, Disposal, Microwave**
Association Pool:
Basement: **Yes**
Beach: **No**
Pets Allowed: **No**
Sewer and Water: **City/Town Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **None, Unknown**
UFFI: **Unknown** Warranty Available: **No**
Year Built/Converted: **2001/**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round: **Yes**

Tax Information

Pin #:
Assessed: **\$999,999,999**
Tax: **\$6223.5** Tax Year: **08**
Book: **999999** Page: **9999**
Cert:
Zoning Code: **R1**
Map: Block: Lot:

Market Information

Listing Date: **9/17/2008** Listing Market Time: MLS# has been on for **42** day(s)
Days on Market: Property has been on the market for a total of **42** day(s) Office Market Time: Office has listed this property for **42** day(s)
Expiration Date:
Original Price: **\$689,000**
Off Market Date:
Sale Date:



**MLS # 70838159 - Active
Condo - Hi-Rise**

**2 Avery Street - Unit 18F
Boston, MA : Midtown 02111
Suffolk County**

List Price: **\$719,000**

Total Rooms: **3**
Full/Half/Master Baths: **1/0/**
Unit Placement: **--**
Grade School:
High School:
Directions: **Tremont then left on Avery.**

Bedrooms: **1**
Fireplaces: **0**
Unit Level: **18**
Middle School:

Remarks

Live in this one bedroom condo in the Ritz Carlton, South Tower w direct access to The Sports Club/LA. The living area has herringbone walnut hardwood floors, built in speakers, surround sound, components, and flat screen t.v. The kitchen has Poggen Pohl cabinets and granite counters. Viking, Sub Zero, and Miele appliances. There is a stackable washer/dryer. One valet parking space is included.

Property Information

Approx. Living Area: 717 sq. ft. (\$1,002.79/sq. ft.)	Approx. Acres:	Garage Spaces: 1 Deeded
Living Area Includes:	Heat Zones: Central Heat, Unit Control	Parking Spaces: 1 --
Living Area Source: Master Deed	Cool Zones: Central Air, Unit Control	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name:	Units in Complex: 172 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$780	Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Walking/Jogging Trails	
Optional Service Fee: \$	Opt Fee Includes: Swimming Pool, Exercise Room, Sauna/Steam	

Room Levels, Dimensions and Features

Room	Level	Size	Features
<div> <div> Features Association Pool: Basement: No Beach: No Sewer and Water: City/Town Water Waterfront: No </div> <div> Other Property Info Disclosure Declaration: No Disclosures: Exclusions: Lead Paint: Unknown UFFI: Warranty Available: Year Built/Converted: 2001/ Year Built Source: Public Record Year Built Desc: Actual Year Round: </div> </div>			
<div> Tax Information Pin #: Assessed: \$609,500 Tax: \$3343.11 Tax Year: 2008 Book: 9999 Page: 999 Cert: Zoning Code: res Map: Block: Lot: </div>			

Market Information

Listing Date: 10/22/2008	Listing Market Time: MLS# has been on for 7 day(s)
Days on Market: Property has been on the market for a total of 7 day(s)	Office Market Time: Office has listed this property for 7 day(s)
Expiration Date:	
Original Price: \$719,000	
Off Market Date:	
Sale Date:	



MLS # 70801536 - Active

Condo - Hi-Rise

2 Avery - Unit 17F

Boston, MA : Midtown 02111

Suffolk County

Total Rooms: 5

Full/Half/Master Baths: 1/1/Yes

Unit Placement: --

Grade School:

High School:

Directions: Avery Street off of Tremont Street

List Price: **\$795,000**

Bedrooms: 1

Fireplaces: 0

Unit Level: 17

Middle School:

Remarks

Unique, oversized (1,100+sqft) 1 bedroom, 1.5 marble baths home with fabulous layout. Brazilian cherry floors throughout, laundry in unit, tremendous storage, large European kitchen. Direct elevator access to hotel and Sports Club/LA. Includes 1 valet garage parking space.

Property Information

Approx. Living Area: **1158 sq. ft. (\$686.53/sq. ft.)** Approx. Acres:

Living Area Includes:

Living Area Source: **Unit Floor Plan**

Living Area Disclosures:

Heat Zones: **2 Central Heat, Unit Control**

Cool Zones: **2 Central Air, Unit Control**

Garage Spaces: **1 Under, Deeded**

Parking Spaces: **0 Rented, Guest**

of Living Levels: **1**

Complex & Association Information

Complex Name: **Ritz-Carlton**

Association: **Yes** Fee: **\$1,258**

Optional Service Fee: **\$**

Units in Complex: **172** Complete: **Yes**

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

Opt Fee Includes: **Swimming Pool, Exercise Room, Sauna/Steam, Extra Storage**

Units Owner Occupied: **Source:**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:			Walk-in Closet, Hard Wood Floor, Dining Area
Kitchen:			Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:			Hard Wood Floor, Granite/Solid Counters
Bath 1:			Ceramic Tile Floor
Bath 2:			Ceramic Tile Floor
Laundry:	1		--

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Medical Facility**

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**

Association Pool: **No**

Assoc. Security: **Doorman**

Basement: **No**

Beach: **No**

Docs in Hand: **Rules & Regs, Floor Plans, Certificate of Insurance**

Flooring: **Wood, Tile, Marble**

Interior Features: **Security System, Cable Available**

Management: **Professional - On Site, Owner Association**

Pets Allowed: **Yes**

Roof Material: **Rubber**

Sewer and Water: **City/Town Water, City/Town Sewer**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: **No** Warranty Available:

Year Built/Converted: **2001/**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

Tax Information

Pin #:

Assessed: **\$0**

Tax: **\$7911.62** Tax Year: **2009**

Book: **0000** Page: **000**

Cert:

Zoning Code: **0000**

Map: Block: Lot:

Market Information

Listing Date: **8/4/2008**

Days on Market: Property has been on the market for a total of **86** day(s)

Expiration Date:

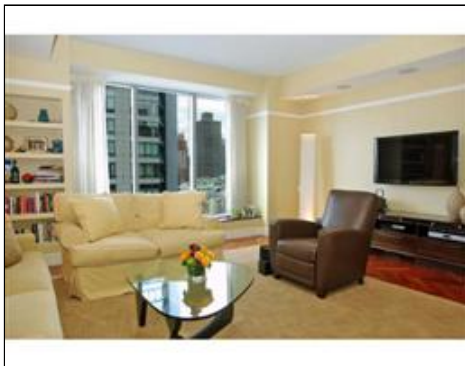
Original Price: **\$850,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **86** day(s)

Office Market Time: Office has listed this property for **86** day(s)



MLS # 70810608 - Active

Condo - Hi-Rise

2 Avery St - Unit 19F

List Price: **\$839,000**

Boston, MA : Midtown 02111-1002

Suffolk County

Total Rooms: **3**

Bedrooms: **1**

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

Fireplaces: **0**

Unit Placement: **Upper**

Unit Level: **19**

Grade School:

Middle School:

High School:

Directions: **Located at the corner of Avery Street and Tremont Street**

Remarks

Most sought after South Tower pristine 1Bed room, 1.5 marble Baths with direct elevator access to Sports Club LA, the Spa & Restaurant. Unit Features include Brazilian cherry hardwood flooring; Spacious Living/Dining offers city views & floor to ceiling windows. Gourmet kitchen w/ State of the art appliances (Gas Viking range & Sub Zero Refridge) & pass through to breakfast bar. Ultimate services including 24 hr concierge, doorman, and one garage valet parking space

Property Information

Approx. Living Area: **884 sq. ft. (\$949.10/sq. ft.)**

Approx. Acres: **0**

Garage Spaces: **1 Under**

Living Area Includes:

Heat Zones: **Hot Water Baseboard, Common, Unit Control**

Parking Spaces: **1 Assigned**

Living Area Source: **Master Deed**

Cool Zones: **Central Air, Unit Control**

of Living Levels: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name: **Ritz South Tower**

Units in Complex: **172** Complete: **Yes**

Units Owner Occupied:
Source:

Association: **Yes** Fee: **\$989**

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

Optional Service Fee: **\$**

Opt Fee Includes: **Swimming Pool, Exercise Room, Sauna/Steam, Extra Storage**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:		18x18	--
Kitchen:		8x8	--
Master Bedroom:		14x14	--

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Medical Facility**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Association Pool: **Yes Inground, Indoor, Heated**

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

Basement: **No**

Beach: **No**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans**

Exterior: **Brick**

Interior Features: **Cable Available**

Management: **Professional - On Site, Owner Association, Resident Superintendent**

Pets Allowed: **Yes**

Restrictions: **Rentals**

Sewer and Water: **City/Town Water, City/Town Sewer**

Utility Connections: **for Gas Range**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Disclosures:

Exclusions: **Flat Screen TV and Speakers in Bedroom**

Lead Paint: **Unknown**

UFFI: **Warranty Available:**

Year Built/Converted: **2000/**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

Tax Information

Pin #: **W:03 P:04870 S:060**

Assessed: **\$663,000**

Tax: **\$7273** Tax Year: **2008**

Book: **40317** Page: **318**

Cert: **00103393**

Zoning Code: **residential**

Map: Block: Lot:

Market Information

Listing Date: **8/23/2008**

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: **\$855,000**

Off Market Date:

Sale Date:



**MLS # 70812157 - Active
Condo - Low-Rise**

**3 Avery - Unit 908
Boston, MA : Midtown 02111
Suffolk County**

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

Total Rooms: **6**

Bedrooms: **1**

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

Fireplaces: **0**

Unit Placement: **--**

Unit Level: **9**

Grade School:

Middle School:

High School:

Directions: **Ritz Carlton on the Boston Common**

Remarks

Stunning renovation and design by Terrat/Elms Interior design. This corner unit features Brazilian Cherry flooring, granite kitchen with poggenpohl cabinetry, master bedroom with en suite marble bath, study with french doors off of the living room. Garage parking available. Full services amenities at the Ritz Carlton.

Property Information

Approx. Living Area: **1377 sq. ft. (\$635.44/sq. ft.)**

Approx. Acres:

Garage Spaces: **1 --**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces: **0 Rented**

Living Area Source: **Unit Floor Plan**

Cool Zones: **Central Air**

of Living Levels: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name:

Units in Complex: **63 Complete:**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$1,460**

Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance**

Room Levels, Dimensions and Features

Room	Level	Size	Features
<div> <div> Features Association Pool: Basement: No Beach: No Sewer and Water: City/Town Water Waterfront: No </div> <div> Other Property Info Disclosure Declaration: No Disclosures: Exclusions: Lead Paint: Unknown UFFI: Warranty Available: Year Built/Converted: 2001/ Year Built Source: Public Record Year Built Desc: Approximate Year Round: </div> </div>			
<div> Tax Information Pin #: Assessed: \$729,400 Tax: \$4000.76 Tax Year: 2009 Book: 999 Page: 999 Cert: Zoning Code: 999 Map: Block: Lot: </div>			

Market Information

Listing Date: **8/26/2008**

Listing Market Time: MLS# has been on for **64** day(s)

Days on Market: Property has been on the market for a total of **185** day(s)

Office Market Time: Office has listed this property for **64** day(s)

Expiration Date:

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

Off Market Date:

Sale Date:



**MLS # 70799966 - Active
Condo - Hi-Rise**

**3 Avery St - Unit 401
Boston, MA 02111-1004
Suffolk County**

List Price: **\$895,000**

Total Rooms: **4**
Full/Half/Master Baths: **2/0/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **The Residences at the Ritz Carlton Towers in Boston Common**

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

Remarks

This Condo comes fully furnished and can also be rented out for only \$5,450/Month. The Ritz Carlton is a full service Five Star residence. The master bedroom includes a 100 Sq. Ft. walk in closet, office & bathroom. The whole apartment has been upgraded to marble floors. This is the best deal in town and won't last at less than \$526/sq. ft.

Property Information

Approx. Living Area: **1509 sq. ft. (\$593.11/sq. ft.)**

Approx. Acres: **0**

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **3 Central Heat**

Parking Spaces: **0 --**

Living Area Source: **Owner**

Cool Zones: **3 Central Air**

of Living Levels: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name: **The Residences at the Ritz Carlton Tower**

Units in Complex: **63** Complete:

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$1,591**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Medical Facility, Laundromat**
Appliances: **Range, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Freezer**
Association Pool: **No**
Assoc. Security: **Intercom, TV Monitor, Doorman, Private Guard**
Basement: **No**
Beach: **No**
Flooring: **Marble**
Interior Features: **Cable Available, Intercom**
Management: **Professional - On Site, Owner Association**
Sewer and Water: **City/Town Water**
Utility Connections: **for Gas Range, for Gas Oven**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Disclosures: **All information has been provided by the owner and subject to errors & omissions.**
Exclusions:
Lead Paint: **None**
UFFI: Warranty Available:
Year Built/Converted: **2001/**
Year Built Source: **Owner**
Year Built Desc: **Approximate**
Year Round:

Tax Information

Pin #: **W:03 P:04832 S:438**
Assessed: **\$729,400**
Tax: **\$8002** Tax Year: **2008**
Book: **0** Page: **0**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Firm Remarks

This is an Entry Only Listing. The list agent will be providing limited service to the seller. Please contact the list office for further details.

Market Information

Listing Date: **7/31/2008**

Listing Market Time: MLS# has been on for **90** day(s)

Days on Market: Property has been on the market for a total of **90** day(s)

Office Market Time: Office has listed this property for **90** day(s)

Expiration Date:

Original Price: **\$869,000**

Off Market Date:

Sale Date:



MLS # 70813777 - Active Condo - Mid-Rise

3 Avery - Unit 308

List Price: **\$999,900**

Boston, MA : Midtown 02111

Suffolk County

Total Rooms: **5**

Bedrooms: **2**

Full/Half/Master Baths: **3/0/Yes**

Fireplaces: **0**

Unit Placement: **--**

Unit Level: **3**

Grade School:

Middle School:

High School:

Directions: **Take Tremont to Avery**

Remarks

Just renovated 2 bed/3 full bath unit with generous living room, both beds have private baths, enjoy the weather on the private balcony, parking included....New carbonized bamboo floors, stainless appliances and freshly painted throughout...Enjoy living at the Ritz...Fabulous service, 24 hour concierge, door man, room service - what else could you want!!!!!!

Property Information

Approx. Living Area: **1343 sq. ft. (\$744.53/sq. ft.)** Approx. Acres: **2295.68 (99999999 sq. ft.)**

Garage Spaces: **1 --**

Living Area Includes:

Heat Zones: **5 Central Heat**

Parking Spaces: **0 --**

Living Area Source: **Master Deed**

Cool Zones: **5 Central Air**

of Living Levels: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name:

Units in Complex: **63** Complete: **Yes**

Units Owner Occupied:
Source:

Association: **Yes** Fee: **\$1,500**

Fee Includes: **Gas, Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Clubroom, Refuse Removal**

Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**

Association Pool: **No**

Basement: **No**

Beach: **No**

Docs in Hand: **Master Deed, Unit Deed**

Energy Features: **Insulated Windows**

Insulation Features: **Full**

Management: **Professional - On Site**

Pets Allowed: **No**

Sewer and Water: **City/Town Water**

Utility Connections: **for Gas Range, for Electric Range**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **None**

UFFI: **Unknown** Warranty Available: **Yes**

Year Built/Converted: **2001/**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

Tax Information

Pin #:

Assessed: **\$999,999**

Tax: **\$8446.9** Tax Year: **08**

Book: **99999** Page: **9999**

Cert:

Zoning Code: **R1**

Map: Block: Lot:

Market Information

Listing Date: **9/2/2008**

Listing Market Time: MLS# has been on for **57** day(s)

Days on Market: Property has been on the market for a total of **57** day(s)

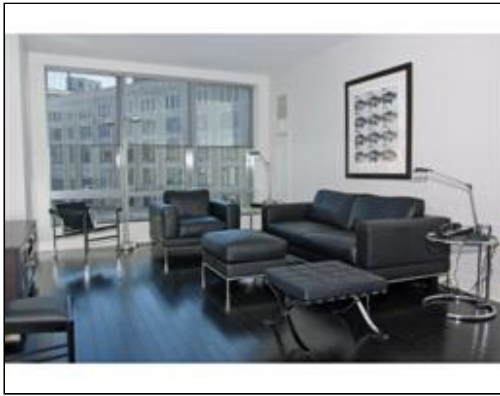
Office Market Time: Office has listed this property for **57** day(s)

Expiration Date:

Original Price: **\$1,039,000**

Off Market Date:

Sale Date:



**MLS # 70710890 - Extended
Condo - Hi-Rise**

3 Avery - Unit 608

Boston, MA : Midtown 02111

Suffolk County

Total Rooms: **5**

Full/Half/Master Baths: **3/0/Yes**

Unit Placement: **--**

Grade School: **Boston**

High School: **Boston**

Directions: **Take Tremont to Avery**

List Price: **\$1,049,000**

Bedrooms: **2**

Fireplaces: **0**

Unit Level: **6**

Middle School: **Boston**

Remarks

Pristine 2 bedroom/3 bath residence, newly renovated with rare outdoor space. Both bedrooms have ensuite baths. Modern living at it's best at the Ritz Carlton Boston Common. Great unit - easy to show with 24 hour notice please...

Property Information

Approx. Living Area: **1404 sq. ft. (\$747.15/sq. ft.)**

Living Area Includes:

Living Area Source: **Owner**

Living Area Disclosures:

Approx. Acres:

Heat Zones: **4 Forced Air**

Cool Zones: **4 Central Air**

Garage Spaces: **1 Heated**

Parking Spaces: **1 --**

of Living Levels: **36**

Complex & Association Information

Complex Name: **Ritz Carlton Residences**

Association: **Yes** Fee: **\$1,400**

Optional Service Fee: **\$0**

Units in Complex: **63** Complete: **No**

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

Opt Fee Includes: **--**

Units Owner Occupied: **Source:**

Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility**

Association Pool: **No**

Assoc. Security: **Doorman**

Basement: **No**

Beach: **No**

Docs in Hand: **Rules & Regs**

Energy Features: **Insulated Windows, Insulated Doors**

Exterior: **Stone**

Exterior Features: **Balcony**

Hot Water: **Tankless**

Insulation Features: **Full**

Interior Features: **Cable Available**

Management: **Professional - On Site**

Pets Allowed: **Yes**

Roof Material: **Rubber**

Sewer and Water: **City/Town Water**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Available: **No**

Year Built/Converted: **2001/2004**

Year Built Source: **Owner**

Year Built Desc: **Actual**

Year Round: **Yes**

Tax Information

Pin #:

Assessed: **\$770,000**

Tax: **\$8446.9** Tax Year: **2008**

Book: **999999** Page: **9999**

Cert:

Zoning Code: **Res**

Map: Block: Lot:

Market Information

Listing Date: **2/11/2008**

Days on Market: Property has been on the market for a total of **241** day(s)

Expiration Date:

Original Price: **\$1,049,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **241** day(s)

Office Market Time: Office has listed this property for **241** day(s)



MLS # 70817173 - Active
Condo - Hi-Rise
2 Avery St - Unit 33B
Boston, MA : Midtown 02111-1002

List Price: **\$1,225,000**

Suffolk County
 Total Rooms: **4**
 Full/Half/Master Baths: **2/0/Yes**
 Unit Placement: **--**
 Grade School:
 High School:
 Directions: **Avery Street off of Tremont Street**

Bedrooms: **2**
 Fireplaces: **0**
 Unit Level: **33**
 Middle School:

Remarks

South Tower! Sensational 2 bedrooms, 2 luxury marble baths. Gorgeous panoramic views of Boston Harbor and outer islands from all rooms! Brazilian cherry wood floors, sound system throughout. Designer lighting and custom built-ins. Direct access to Sports Club/LA. Includes 1 valet parking space.

Property Information

Approx. Living Area: **1045 sq. ft. (\$1,172.25/sq. ft.)** Approx. Acres: **0**

Living Area Includes:

Heat Zones: **Central Heat, Hot Water Baseboard, Unit Control**

Living Area Source: **Unit Floor Plan**

Cool Zones: **Central Air, Unit Control**

Living Area Disclosures:

Garage Spaces: **1 Under, Deeded**
 Parking Spaces: **0 Rented, Guest**
 # of Living Levels: **1**

Complex & Association Information

Complex Name:

Units in Complex: **172** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$1,276**

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

Optional Service Fee: **\$**

Opt Fee Includes: **Swimming Pool, Exercise Room, Sauna/Steam**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:			Hard Wood Floor
Kitchen:			Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:			Full Bath, Hard Wood Floor
Bedroom 2:			Hard Wood Floor
Bath 1:			Ceramic Tile Floor
Bath 2:			Ceramic Tile Floor
Laundry:	1		--

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Medical Facility**
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**
 Association Pool: **No**
 Assoc. Security: **Doorman**
 Basement: **No**
 Beach: **No**
 Docs in Hand: **Rules & Regs, Floor Plans, Certificate of Insurance**
 Exterior Features: **Decorative Lighting**
 Flooring: **Wood, Tile, Marble**
 Interior Features: **Security System, Cable Available**
 Management: **Professional - On Site, Owner Association**
 Pets Allowed: **Yes**
 Roof Material: **Rubber**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**
 Waterfront: **No Waterview Only**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **No** Warranty Available:
 Year Built/Converted: **1999/**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Year Round:

Tax Information

Pin #: **W:03 P:04870 S:268**
 Assessed: **\$928,800**
 Tax: **\$10189** Tax Year: **2008**
 Book: **40772** Page: **152**
 Cert: **00133866**
 Zoning Code: **0000**
 Map: Block: Lot:

Market Information

Listing Date: **9/8/2008**

Listing Market Time: MLS# has been on for **51** day(s)

Days on Market: Property has been on the market for a total of **51** day(s)

Office Market Time: Office has listed this property for **51** day(s)

Expiration Date:

Original Price: **\$1,225,000**

Off Market Date:

Sale Date:



MLS # 70645991 - Active
Condo - Hi-Rise
2 Avery St - Unit 36B
Boston, MA : Midtown 02111-1002
Suffolk County
 Total Rooms: **4**
 Full/Half/Master Baths: **2/0/Yes**
 Unit Placement: **Upper**
 Grade School:
 High School:
 Directions: **Avery Street off of Tremont Street opposite Boston Common**

List Price: **\$1,295,000**

Bedrooms: **2**
 Fireplaces: **0**
 Unit Level: **36**
 Middle School:

Remarks

Stunning South Tower 2 bedrooms, 2 marble baths. Spectacular panoramic views of Boston Harbor from 36th floor. Watch the sun rise. Gleaming hardwood floors, laundry, custom lighting. 24-hour concierge, security, doorman, full Ritz-Carlton services include hotel services. Includes 1 valet garage parking space plus some guest parking. Excellent move in condition.

Property Information

Approx. Living Area: 1045 sq. ft. (\$1,239.23/sq. ft.)	Approx. Acres: 0	Garage Spaces: 1 Under, Deeded
Living Area Includes:	Heat Zones: 2 Central Heat, Hot Water Baseboard, Heat Pump, Unit Control	Parking Spaces: 1 Off-Street, Guest
Living Area Source: Unit Floor Plan	Cool Zones: 2 Central Air, Unit Control	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name: Ritz-Carlton Residences	Units in Complex: 172 Complete: Yes	Units Owner Occupied: Source:
Association: Yes Fee: \$1,308	Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Valet Parking	
Optional Service Fee: \$	Opt Fee Includes: Swimming Pool, Exercise Room, Sauna/Steam	

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	21x13	Hard Wood Floor
Dining Room:	1		Hard Wood Floor, Dining Area
Family Room:	1		--
Kitchen:	1	8x10	Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:	1	15x13	Walk-in Closet, Hard Wood Floor
Bedroom 2:	1	15x12	Hard Wood Floor
Bath 1:	1		Full Bath, Ceramic Tile Floor, Granite/Solid Counters
Bath 2:	1		Full Bath, Ceramic Tile Floor, Granite/Solid Counters

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Medical Facility**
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**
 Association Pool: **No**
 Assoc. Security: **TV Monitor, Doorman, Private Guard**
 Basement: **No**
 Beach: **No**
 Docs in Hand: **Rules & Regs, Floor Plans, Association Financial Statements, Certificate of Insurance**
 Energy Features: **Insulated Windows**
 Flooring: **Wood, Tile, Marble**
 Insulation Features: **Full**
 Interior Features: **Security System, Cable Available**
 Management: **Professional - On Site, Owner Association**
 Pets Allowed: **Yes**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**
 Waterfront: **No Waterview Only**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **No** Warranty Available: **No**
 Year Built/Converted: **2000/**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Year Round: **Yes**

Tax Information

Pin #: **W:03 P:04870 S:314**
 Assessed: **\$1,026,800**
 Tax: **\$9774** Tax Year: **2008**
 Book: **37489** Page: **88**
 Cert: **00087625**
 Zoning Code: **000000**
 Map: Block: Lot:

Market Information

Listing Date: 9/11/2007	Listing Market Time: MLS# has been on for 412 day(s)
Days on Market: Property has been on the market for a total of 412 day(s)	Office Market Time: Office has listed this property for 412 day(s)
Expiration Date:	
Original Price: \$1,350,000	
Off Market Date:	
Sale Date:	



**MLS # 70804313 - Active
Condo - Hi-Rise**

**1 Avery St - Unit 25C
Boston, MA 02111-1022
Suffolk County**

List Price: **\$1,595,000**

Total Rooms: **5**
Full/Half/Master Baths: **2/1/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **Ritz Carlton Boston Common**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **25**
Middle School:

Remarks

Ritz, experience the ultimate in luxury services including doorman, Ritz Carlton Hotel, Sports Club LA & Spa at the Residences at the Ritz Carlton. Dramatic 2 bedroom home with amazing sunrise views of Boston Harbor & panoramic city views. Sunny corner unit on high floor with soaring ceilings, oversized windows & private terrace. Spacious living room with separate dining area and open style gourmet kitchen. Many designer upgrades, includes valet garage parking.

Property Information

Approx. Living Area: **1504 sq. ft. (\$1,060.51/sq. ft.)**
Living Area Includes:
Living Area Source: **Master Deed**
Living Area Disclosures:

Approx. Acres: **0**
Heat Zones: **4 Central Heat**
Cool Zones: **4 Central Air**

Garage Spaces: **1 --**
Parking Spaces: **1 Deeded**
of Living Levels: **1**

Complex & Association Information

Complex Name: **Ritz Carlton Residences**
Association: **Yes** Fee: **\$1,764**

Units in Complex: **131** Complete: Units Owner Occupied: Source:
Fee Includes: **Gas, Water, Sewer, Master Insurance, Security**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Park**
Appliances: **Washer, Dryer**
Association Pool: **No**
Assoc. Security: **Doorman**
Basement: **No**
Beach: **No**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Master Plan, Management Association Bylaws,**
Floor Plans
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: **No**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **None**
UFFI: **No** Warranty Available:
No
Year Built/Converted: **2001/**
Year Built Source: **Public**
Record
Year Built Desc: **Actual**
Year Round:

Tax Information

Pin #: **W:03 P:04832 S:186**
Assessed: **\$1**
Tax: **\$11298** Tax Year: **2008**
Book: **31777** Page: **261**
Cert:
Zoning Code: **res**
Map: Block: Lot:

Market Information

Listing Date: **8/8/2008**

Listing Market Time: MLS# has been on for **82** day(s)

Days on Market: Property has been on the market for a total of **82** day(s)

Office Market Time: Office has listed this property for **82** day(s)

Expiration Date:

Original Price: **\$1,595,000**

Off Market Date:

Sale Date:



**MLS # 70816517 - Active
Condo - Hi-Rise**

**1 Avery St - Unit 16B
Boston, MA : Midtown 02111-1022
Suffolk County**

List Price: **\$1,695,000**

Total Rooms: **6**
Full/Half/Master Baths: **3/1/Yes**
Unit Placement: **Corner, Front**
Grade School:
High School:

Bedrooms: **3**
Fireplaces: **0**
Unit Level: **16**
Middle School:

Directions: **Left on Avery from Tremont opposite Boston Common**

Remarks

Unique three bedroom/three and one half bath home with Boston Common and Back Bay views. Sunny south and west exposures, custom silk window coverings, hardwood floors, gas cooking and pet friendly.

Property Information

Approx. Living Area: **1862 sq. ft. (\$910.31/sq. ft.)** Approx. Acres: **0**

Living Area Includes:

Heat Zones: **6 Forced Air, Heat Pump**

Garage Spaces: **1 Under, Heated**

Parking Spaces: **1 Deeded, Guest**

Living Area Source: **Master Deed**

Cool Zones: **6 Central Air, Heat Pump, Unit Control**

of Living Levels: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name:

Units in Complex: **135** Complete:

Units Owner Occupied:
Source:

Association: **Yes** Fee: **\$2,026**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Association Pool:

Assoc. Security: **Doorman**

Basement: **No**

Beach: **No**

Beach - Miles to: **1 to 2 Mile**

Construction: **Stone/Concrete**

Flooring: **Wood, Vinyl, Marble**

Interior Features: **Security System, Cable Available**

Management: **Professional - On Site, Owner Association**

Pets Allowed: **Yes**

Sewer and Water: **City/Town Water**

Utility Connections: **for Gas Range, for Electric Dryer, Icemaker Connection**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Disclosures: **Includes wall mounted plasma tv**

Exclusions:

Lead Paint: **None**

UFFI: Warranty Available: **Yes**

Year Built/Converted: **2001/**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round:

Tax Information

Pin #: **W:03 P:04832 S:094**

Assessed: **\$1,303,400**

Tax: **\$14298** Tax Year: **2008**

Book: **40583** Page: **1**

Cert: **00121558**

Zoning Code: **RES**

Map: Block: Lot:

Market Information

Listing Date: **9/2/2008**

Listing Market Time: MLS# has been on for **57** day(s)

Days on Market: Property has been on the market for a total of **57** day(s)

Office Market Time: Office has listed this property for **57** day(s)

Expiration Date:

Original Price: **\$1,695,000**

Off Market Date:

Sale Date:



MLS # 70818717 - Active

Condo - Hi-Rise

2 Avery St - Unit 20D

Boston, MA : Midtown 02111-1002

Suffolk County

Total Rooms: **4**

Full/Half/Master Baths: **2/1/**

Unit Placement: **Front**

Grade School:

High School:

Directions: **Avery Street Off of Tremont Street**

List Price: **\$1,750,000**

Bedrooms: **2**

Fireplaces: **0**

Unit Level: **20**

Middle School:

Remarks

Views views views! Direct Boston Common views! Only "D" unit available in South Tower. 2 bedrooms, 2.5 luxury marble baths, 1,596 sqft. Large European kitchen complete with Poggen-Pohl cabinets, granite counter tops, Viking Range, Sub-Zero refrigerator and Miele dishwasher. Brazilian cherry wood floors throughout. Includes 1 deeded garage parking space.

Property Information

Approx. Living Area: **1596 sq. ft. (\$1,096.49/sq. ft.)**

Approx. Acres: **0**

Garage Spaces: **1 Under, Deeded**

Living Area Includes:

Heat Zones: **Hot Water Baseboard, Unit Control**

Parking Spaces: **0 Rented, Guest**

Living Area Source: **Unit Floor Plan**

Cool Zones: **Central Air, Unit Control**

of Living Levels: **1**

Living Area Disclosures:

Complex & Association Information

Complex Name: **Ritz-Carlton**

Units in Complex: **189** Complete: **Yes**

Units Owner Occupied: **Source:**

Association: **Yes** Fee: **\$1,742**

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

Optional Service Fee: **\$**

Opt Fee Includes: **Swimming Pool, Exercise Room, Sauna/Steam**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:			Hard Wood Floor
Dining Room:			Hard Wood Floor
Kitchen:			Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:			Full Bath, Hard Wood Floor
Bedroom 2:			Full Bath, Hard Wood Floor
Bath 1:			Ceramic Tile Floor
Bath 2:			Ceramic Tile Floor
Laundry:	1	--	

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Medical Facility**
Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer**

Association Pool:

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

Basement: **No**

Beach: **No**

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

Flooring: **Wood, Tile, Marble**

Interior Features: **Security System, Cable Available**

Management: **Professional - On Site, Owner Association**

Pets Allowed: **Yes**

Roof Material: **Rubber**

Sewer and Water: **City/Town Water, City/Town Sewer**

Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**

Waterfront: **No Waterview Only**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **None, Unknown**

UFFI: **No** Warranty Available:

Year Built/Converted: **2000/**

Year Built Source: **Public**

Record

Year Built Desc: **Actual**

Year Round: **Yes**

Tax Information

Pin #: **W:03 P:04870 S:072**

Assessed: **\$1,197,000**

Tax: **\$13131** Tax Year: **2008**

Book: **39734** Page: **3**

Cert: **00063696**

Zoning Code: **000**

Map: Block: Lot:

Market Information

Listing Date: **9/10/2008**

Listing Market Time: MLS# has been on for **49** day(s)

Days on Market: Property has been on the market for a total of **183** day(s)

Office Market Time: Office has listed this property for **49** day(s)

Expiration Date:

Original Price: **\$1,750,000**

Off Market Date:

Sale Date:



**MLS # 70822169 - Active
Condo - Hi-Rise**

**2 Avery Street - Unit 32H
Boston, MA : Midtown 02111
Suffolk County**

List Price: **\$1,895,000**

Total Rooms: **5**
Full/Half/Master Baths: **2/1/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **Off Tremont**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **32**
Middle School:

Remarks

Located on the 32nd floor, spacious 2 bed, 2 & 1/2 bath luxury corner condo. Mahogany entrance door, formal marble foyer. Kitchen features Poggenpohl, Sub Zero, Viking, and Miele appliances, granite counters, maple cabinets, wine cooler. Spacious L-shaped living/dining, corner wall of floor to ceiling windows, city and water views! Brazilian Cherry hardwood floors throughout. Master suite with floor to ceiling windows, dbl sink marble vanity, marble shower & tub. Guest bed w/full marble bath

Property Information

Approx. Living Area: 1573 sq. ft. (\$1,204.70/sq. ft.)	Approx. Acres:	Garage Spaces: 1 --
Living Area Includes:	Heat Zones: Central Heat	Parking Spaces: 1 --
Living Area Source: Master Deed	Cool Zones: Central Air	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name: Ritz Tower II	Units in Complex: 330 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$1,917	Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Snow Removal	
Optional Service Fee: \$	Opt Fee Includes: Exercise Room, Sauna/Steam	

Room Levels, Dimensions and Features

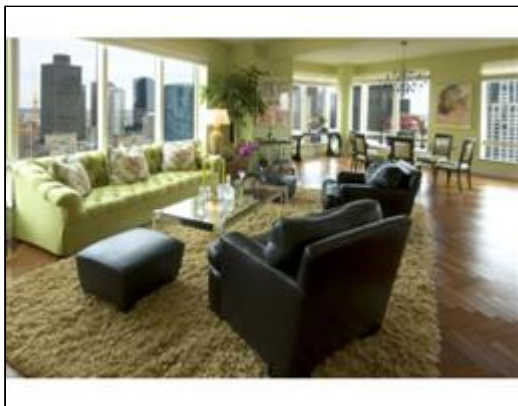
Room	Level	Size	Features	Other Property Info	
Features				Other Property Info	
Area Amenities: Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Medical Facility				Disclosure Declaration: No	
Association Pool:				Disclosures:	
Assoc. Security: Doorman				Exclusions:	
Basement: No				Lead Paint: None	
Beach: No				UFFI: Warranty Available:	
Management: Professional - On Site				Year Built/Converted: 2002/	
Pets Allowed: Yes				Year Built Source: Owner	
Sewer and Water: City/Town Water				Year Built Desc:	
Waterfront: No				Approximate	
				Year Round:	
				Tax Information	
				Pin #:	
				Assessed: \$1,620,000	
				Tax: \$13804 Tax Year:	
				2008	
				Book: 12345 Page: 123	
				Cert:	
				Zoning Code: r	
				Map: Block: Lot:	

Firm Remarks

Full services of Ritz Hotel,Sports Club/LA

Market Information

Listing Date: 9/17/2008	Listing Market Time: MLS# has been on for 42 day(s)
Days on Market: Property has been on the market for a total of 42 day(s)	Office Market Time: Office has listed this property for 42 day(s)
Expiration Date:	
Original Price: \$1,895,000	
Off Market Date:	
Sale Date:	



MLS # 70783200 - Price Changed Condo - Hi-Rise

1 avery - Unit 31d
Boston, MA : Midtown 02111
Suffolk County

List Price: **\$2,289,000**

Total Rooms: **4**
Full/Half/Master Baths: **2/1/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **tremont st to avery st**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **31**
Middle School:

Remarks

spectacular views of the State House and boston harbor form this corner sunny residence gracioius foyer with marble floor enormouse livng room with defined study area fabulous eat in kitchen with great views two bedrooms each with en-site baths garage parking doorman hotel services health club

Property Information

Approx. Living Area: 2036 sq. ft. (\$1,124.26/sq. ft.)	Approx. Acres:	Garage Spaces: 1 Under
Living Area Includes:	Heat Zones: Heat Pump	Parking Spaces: 1 --
Living Area Source: Owner	Cool Zones: Heat Pump	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name:	Units in Complex: 200 Complete: Yes	Units Owner Occupied: Source:
Association: Yes Fee: \$2,333	Fee Includes: Gas, Water, Sewer, Master Insurance, Security	

Room Levels, Dimensions and Features

Room	Level	Size	Features
<div> <div> Features Area Amenities: Public Transportation, Shopping, Park Association Pool: Assoc. Security: Doorman Basement: No Beach: No Management: Professional - On Site Sewer and Water: City/Town Water Waterfront: No </div> <div> Other Property Info Disclosure Declaration: No Disclosures: Exclusions: Lead Paint: Unknown UFFI: Warranty Available: Year Built/Converted: 2001/ Year Built Source: Owner Year Built Desc: Approximate Year Round: Yes </div> </div>			
<div> <div></div> <div> Tax Information Pin #: Assessed: \$1,800 Tax: \$13567 Tax Year: 2008 Book: 0 Page: 0 Cert: Zoning Code: residential Map: Block: Lot: </div> </div>			

Market Information

Listing Date: 6/25/2008	Listing Market Time: MLS# has been on for 125 day(s)
Days on Market: Property has been on the market for a total of 218 day(s)	Office Market Time: Office has listed this property for 218 day(s)
Expiration Date:	
Original Price: \$2,389,000	
Off Market Date:	
Sale Date:	



MLS # 70814231 - Active Condo - Hi-Rise

2 Avery St - Unit PH1H
Boston, MA : Midtown 02111-1002
Suffolk County

List Price: **\$2,349,000**

Total Rooms: **5**
Full/Half/Master Baths: **2/1/Yes**
Unit Placement: **Top/Penthouse, Corner**
Grade School:
High School:
Directions: **Left on Avery opposite Boston Common**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **38**
Middle School:

Remarks

Penthouse living at the Ritz-Carlton! A rarely available 38th floor corner home with airline views and sumptuous surroundings, recessed low voltage lighting on dimmers throughout, upgraded powder room with mosaic tiled accent wall and wall mounted faucets, power window shades, custom closets, custom crown moldings, steam shower, Brazilian cherrywood flooring in all living areas and bedrooms, steam shower in master bath with fold down seating, built-in bookcase and desk in second bedroom.

Property Information

Approx. Living Area: **1574 sq. ft. (\$1,492.38/sq. ft.)** Approx. Acres: **0**

Living Area Includes:

Heat Zones: **4 Central Heat, Hot Water Baseboard, Gas, Common, Unit Control**

Garage Spaces: **1 Under, Heated, Deeded**

Living Area Source: **Master Deed**

Cool Zones: **4 Central Air, Common, Unit Control**

Parking Spaces: **1 Deeded, Guest**

Living Area Disclosures:

of Living Levels: **40**

Complex & Association Information

Complex Name: **The Ritz Carlton South Tower**

Units in Complex: **175** Complete:

Units Owner Occupied:
Source:

Association: **Yes** Fee: **\$2,015**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails**
Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer**
Association Pool: **No**
Assoc. Security: **Doorman**
Basement: **No**
Beach: **No**
Beach - Miles to: **1 to 2 Mile**
Flooring: **Wood, Marble**
Management: **Professional - On Site**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water**
Utility Connections: **for Gas Range, for Electric Dryer, Icemaker Connection**
Waterfront: **No Waterview Only**

Other Property Info

Disclosure Declaration: **No**
Disclosures:
Exclusions: **Excludes audio visual equipment**
Lead Paint: **None**
UFFI: Warranty Available:
Year Built/Converted: **2001/**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:

Tax Information

Pin #: **W:03 P:04870 S:354**
Assessed: **\$1,298,600**
Tax: **\$14246** Tax Year: **2008**
Book: **34212** Page: **307**
Cert:
Zoning Code: **res**
Map: Block: Lot:

Market Information

Listing Date: **8/28/2008**

Listing Market Time: MLS# has been on for **62** day(s)

Days on Market: Property has been on the market for a total of **62** day(s)

Office Market Time: Office has listed this property for **62** day(s)

Expiration Date:

Original Price: **\$2,349,000**

Off Market Date:

Sale Date:



MLS # 70829294 - Active

Condo - Hi-Rise

2 Avery St - Unit 28C

Boston, MA : Midtown 02111-1002

Suffolk County

Total Rooms: 6

Full/Half/Master Baths: 3/1/Yes

Unit Placement: Middle, Front

Grade School:

High School:

Directions: Avery Street Off of Tremont Street across from Boston Common

List Price: \$2,995,000

Bedrooms: 3

Fireplaces: 0

Unit Level: 28

Middle School:

Remarks

Stunning 3 bedrooms, 3.5 luxury marble home at Boston's Ritz-Carlton. Exceptional wrap-around home with panoramic views of Boston Common, the Charles River, Beacon Hill, and Boston Harbor. Over 2,700 square feet of luxury. Floor to ceiling windows provide dramatic views! Chef's kitchen complete with Poggen-Pohl cabinets, granite counter tops, Viking range, Miele dishwasher, and Sub-Zero refrigerator. Includes 1 deeded garage parking plus guest, additional spaces avail. 24Hr concierge, security, Sports Club LA

Property Information

Approx. Living Area: 2707 sq. ft. (\$1,106.39/sq. ft.)

Approx. Acres: 0

Garage Spaces: 1 Under, Deeded

Living Area Includes:

Heat Zones: 3 Hot Water Baseboard, Unit Control

Parking Spaces: 1 Off-Street, Deeded, Guest

Living Area Source: Unit Floor Plan

Cool Zones: 3 Central Air, Unit Control

of Living Levels: 1

Living Area Disclosures:

Complex & Association Information

Complex Name: Ritz-Carlton Residences

Units in Complex: 172 Complete: Yes

Units Owner Occupied: Source:

Association: Yes Fee: \$3,166

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

Optional Service Fee: \$

Opt Fee Includes: Swimming Pool, Exercise Room, Sauna/Steam

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	19x41	Hard Wood Floor
Dining Room:	1	13x13	Hard Wood Floor
Kitchen:	1		Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:	1	17x20	Full Bath, Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	1		Wall to Wall Carpet
Bedroom 3:	1		Wall to Wall Carpet
Bath 1:			Full Bath, Ceramic Tile Floor, Granite/Solid Counters
Bath 2:			Full Bath, Ceramic Tile Floor, Granite/Solid Counters
Bath 3:			Full Bath, Ceramic Tile Floor, Granite/Solid Counters
Laundry:	1		--
Bathroom:			Half Bath, Ceramic Tile Floor
Foyer:	1	9x12	Ceramic Tile Floor

Features

Area Amenities: Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Medical Facility

Appliances: Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer

Association Pool: Yes Indoor, Heated, Lap

Assoc. Security: TV Monitor, Doorman

Basement: No

Beach: No

Construction: Stone/Concrete

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

Energy Features: Insulated Windows

Flooring: Wood, Tile, Wall to Wall Carpet, Marble

Interior Features: Security System, Cable Available

Management: Professional - On Site, Owner Association

Pets Allowed: Yes

Sewer and Water: City/Town Water, City/Town Sewer

Terms: Lease Option

Utility Connections: for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection

Waterfront: No Waterview Only

Other Property Info

Adult Community: No

Disclosure Declaration: No

Disclosures:

Exclusions:

Lead Paint: None

UFFI: No Warranty Available: No

Year Built/Converted: 1999/

Year Built Source: Public Record

Year Built Desc: Actual

Year Round: Yes

Tax Information

Pin #: W:03 P:04870 S:198

Assessed: \$2,301,000

Tax: \$25242 Tax Year: 2008

Book: 38320 Page: 252

Cert: 00142090

Zoning Code: 0000

Map: Block: Lot:

Market Information

Listing Date: 10/2/2008

Listing Market Time: MLS# has been on for 27 day(s)

Days on Market: Property has been on the market for a total of 241 day(s)

Office Market Time: Office has listed this property for 27 day(s)

Expiration Date:

Original Price: \$3,495,000

Off Market Date:

Sale Date:



**MLS # 70727726 - Active
Condo - Hi-Rise**

**2 Avery Street - Unit 37C
Boston, MA : Midtown 02111
Suffolk County**

List Price: **\$3,595,000**

Total Rooms: **6**
Full/Half/Master Baths: **2/1/Yes**
Unit Placement: **Upper**
Grade School:
High School:
Directions: **Tremont Street to Avery**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **37**
Middle School:

Remarks

Stunning 37th floor condominium in the luxurious Ritz-Carlton Towers. Panoramic views to the East, South and West. Special features include an expansive living room, formal dining room, over-sized windows, upgraded crown moldings, marble window sills, bleached oak floors, custom built-ins, and a distributed sound system. Two bedrooms plus a study and two and one half baths. Gourmet kitchen with top-of-the-line appliances, granite counters, Poggenpohl cabinetry and wine cuvinet.

Property Information

Approx. Living Area: 2707 sq. ft. (\$1,328.04/sq. ft.)	Approx. Acres:	Garage Spaces: 2 Under, Deeded
Living Area Includes:	Heat Zones: Central Heat	Parking Spaces: 2 --
Living Area Source: Unit Floor Plan	Cool Zones: Central Air	# of Living Levels: 1
Living Area Disclosures:		

Complex & Association Information

Complex Name:	Units in Complex: 309 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$3,415	Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Valet Parking	

Room Levels, Dimensions and Features

Room	Level	Size	Features
Features			
Appliances: Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer			
Association Pool:			
Assoc. Security: Doorman			
Basement: No			
Beach: No			
Construction: Stone/Concrete			
Docs in Hand: Floor Plans			
Management: Professional - On Site			
Pets Allowed: Yes			
Sewer and Water: City/Town Water			
Waterfront: No			
Other Property Info			
Disclosure Declaration: No			
Disclosures:			
Exclusions: Dining room chandelier,sconces in dining room,entry foyer and guest bathroom			
Lead Paint: None			
UFFI: Warranty Available:			
Year Built/Converted: 2001/			
Year Built Source: Public Record			
Year Built Desc: Actual			
Year Round:			
Tax Information			
Pin #:			
Assessed: \$2,571,700			
Tax: \$28211.5 Tax Year: 2008			
Book: 5467 Page: 6788			
Cert:			
Zoning Code: R			
Map: Block: Lot:			

Firm Remarks

Study can easily be converted back to third bedroom with private bath.

Market Information

Listing Date: 3/16/2008	Listing Market Time: MLS# has been on for 227 day(s)
Days on Market: Property has been on the market for a total of 227 day(s)	Office Market Time: Office has listed this property for 227 day(s)
Expiration Date:	
Original Price: \$4,250,000	
Off Market Date:	
Sale Date:	



**MLS # 70816827 - Active
Condo - Hi-Rise**

**2 AVERY - Unit 19E
Boston, MA : Midtown 02111
Suffolk County**

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

Total Rooms: **6**
Full/Half/Master Baths: **3/2/Yes**
Unit Placement: **--**
Grade School:
High School:
Directions: **Tremont and left to Avery**

Bedrooms: **3**
Fireplaces: **0**
Unit Level: **19**
Middle School:

Remarks

Property Information

Approx. Living Area: 3246 sq. ft. (\$1,309.30/sq. ft.)	Approx. Acres:	Garage Spaces: 2 --
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: The Ritz	Units in Complex: 185 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$3,197	Fee Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Snow Removal	

Room Levels, Dimensions and Features

Room	Level	Size	Features		
Features				Other Property Info	
Area Amenities: Public Transportation, Shopping, Park, Medical Facility				Adult Community: No	
Appliances: Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer				Disclosure Declaration: No	
Association Pool:				Disclosures:	
Basement: No				Exclusions:	
Beach: No				Lead Paint: None	
Exterior Features: Deck				UFFI: Warranty Available:	
Management: Professional - On Site				Year Built/Converted: 2001/	
Pets Allowed: Yes				Year Built Source: Owner	
Sewer and Water: City/Town Water				Year Built Desc: Actual	
Waterfront: No				Year Round:	
				Tax Information	
				Pin #:	
				Assessed: \$2,596,000	
				Tax: \$28487 Tax Year: 2008	
				Book: 0000 Page: 0000	
				Cert:	
				Zoning Code: res	
				Map: Block: Lot:	

Market Information

Listing Date: 9/6/2008	Listing Market Time: MLS# has been on for 53 day(s)
Days on Market: Property has been on the market for a total of 200 day(s)	Office Market Time: Office has listed this property for 200 day(s)
Expiration Date:	
Original Price: \$4,250,000	
Off Market Date:	
Sale Date:	