



Dining Room

## MLS # 73169076 - New Condo - Attached, Duplex

173 H Street - Unit 1  
Boston, MA: South Boston, 02127  
Suffolk County

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

Unit Placement: **Street**  
Unit Level: **1**  
Grade School: **BPS**  
Middle School: **BPS**  
High School: **BPS**  
Outdoor Space Available: **Yes - Private**  
Handicap Access/Features:  
Directions: **Near corner of E 7th and H Street**

Total Rooms: **4**  
Bedrooms: **2**  
Bathrooms: **1f 1h**  
Main Bath: **Yes**  
Fireplaces: **0**  
Approx. Acres:

### Remarks

Beautiful, fully-updated duplex unit with two private outdoor spaces, perfectly situated between the beach and East Broadway. First floor offers soaring ceilings, creating a bright and airy feel. Open, updated kitchen with dining area and direct access to spacious, covered deck area. Large living room and fully-updated powder room, perfect for entertaining! Lower level also offers fantastic ceiling height, with two spacious bedrooms, fully-updated jack and jill bathroom, plus large closets and extra storage. Lower level walks out to your second private outdoor space, with another covered deck and garden area (fantastic area for pets). New floors throughout, updated HVAC, renovated bathrooms, updated kitchen, and so much more! All of this at such a great location, walkable to just about everything you want to be near in South Boston. Don't miss out on this fantastic opportunity!

### Property Information

Approx. Living Area Total: **1,039 SqFt (\$765.16/SqFt)**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Field Card**

Approx. Above Grade: **1,039 SqFt**

Approx. Below Grade:

Levels in Unit: **2**

Living Area Disclosures:

Heat Zones: **2 Forced Air**  
Parking Spaces: **0 On Street Permit**  
Disclosures:

Cool Zones: **2 Central Air**  
Garage Spaces: **0**

### Complex & Association Information

Complex Name: **173 H Street Condominium Trust**

Units in Complex: **2 Complete: Yes**

Units Owner Occupied: **2 Source: Seller**

Association: **Yes Fee: \$250 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Exterior Maintenance**

Special Assessments: **No**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	12X12	Bathroom - Half, Window(s) - Bay/Bow/Box
Dining Room:	2	14X14	Flooring - Wood, Main Level, Deck - Exterior, Open Floor Plan, Recessed Lighting
Kitchen:	2	12X12	Flooring - Wood, Dining Area, Countertops - Stone/Granite/Solid, Stainless Steel Appliances
Main Bedroom:	1	14X12	Bathroom - Full
Bedroom 2:	1	12X12	-
Bath 1:	2	6X6	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1	8X8	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		-
Foyer:	2	8X6	Flooring - Wood
Foyer:	1	6X6	Flooring - Stone/Ceramic Tile, Deck - Exterior

### Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Highway Access, Marina, Private School, Public School, T-Station, University, Other (See Remarks)**

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

Association Pool: **No**

Basement: **Yes Finished**

Beach: **Yes Bay**

Beach Ownership: **Public**

Beach - Miles to: **3/10 to 1/2 Mile**

Construction: **Stone/Concrete**

Docs in Hand: **Unit Deed, Floor Plans**

Exterior: **Vinyl**

Exterior Features: **Deck, Covered Patio/Deck**

Flooring: **Wood, Laminate**

Hot Water: **Natural Gas**

Management: **Owner Association**

Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**

Roof Material: **Rubber**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range**

Waterfront: **No**

Water View: **No**

### Other Property Info

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features:

**No**

Year Built/Converted: **1890**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

### Tax Information

Pin #: **0701544002**

Assessed: **\$706,400**

Tax: **\$4,160** Tax Year: **2024**

Book: **52075** Page: **101**

Cert:

Zoning Code: **RES**

Map: Block: Lot:

### Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

### Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800

Listing Agent: **ResCo Team (617) 825-0800**

Team Member(s): **Timothy Deihl (617) 817-1813**

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Appointment Required**

Showing: Facilitator: **Appointment Required**

Special Showing Instructions: **Please email Tim.Deihl@GibsonSIR.com with all showing request or inquiries.**

### Market Information

Listing Date: **10/11/2023**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

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

Off Market Date:

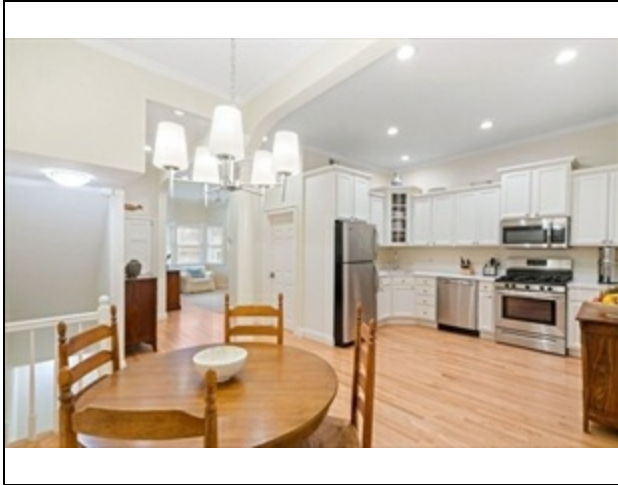
Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

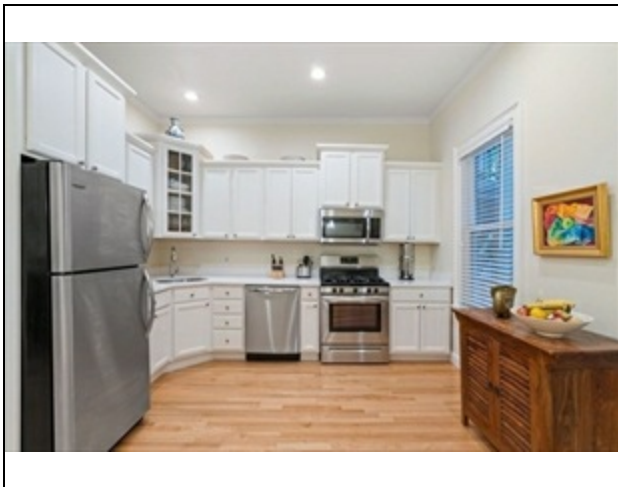
Seller Concessions at Closing:



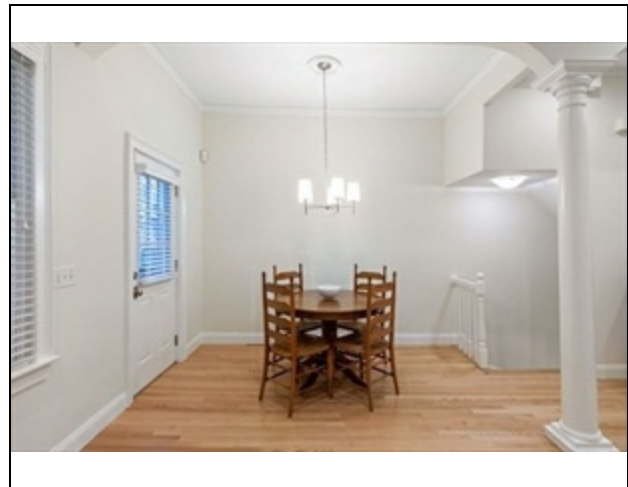
**Dining Room**



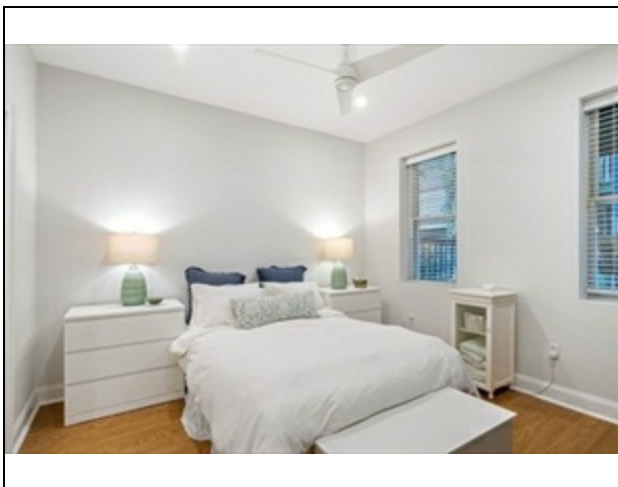
**Living Room**



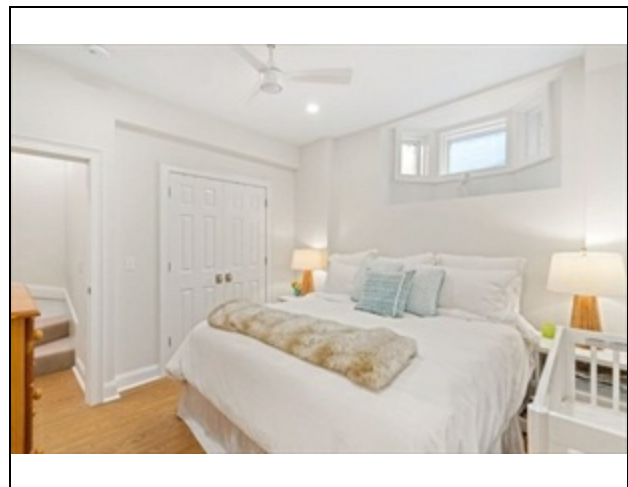
**Kitchen**



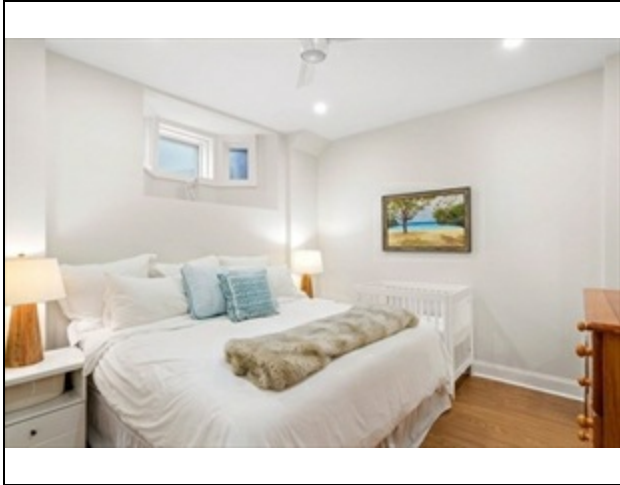
**Dining Room**



**Bedroom**



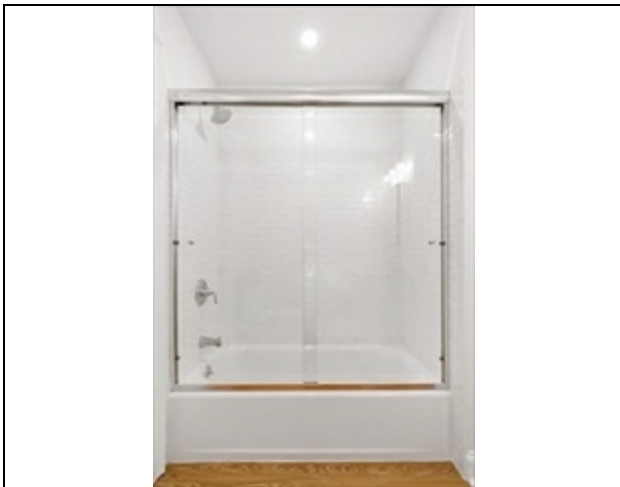
**Bedroom - Main**



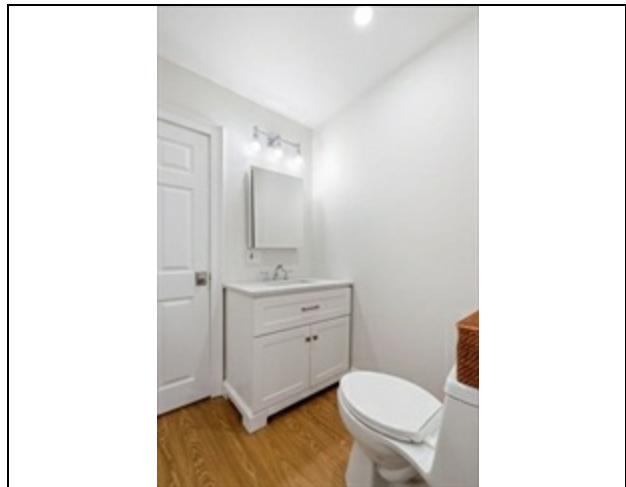
**Bedroom - Main**



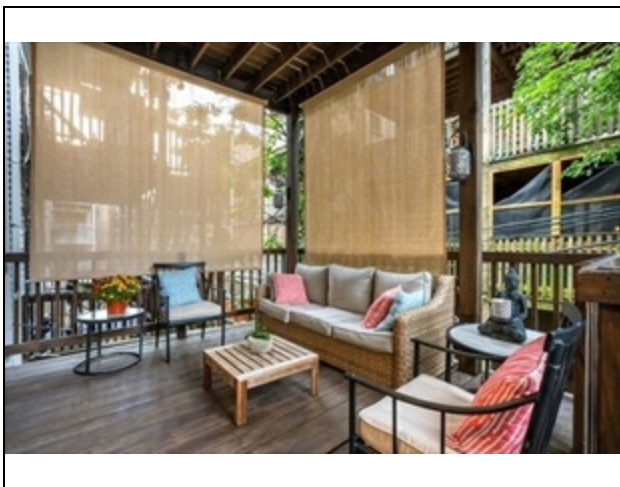
**Bathroom**



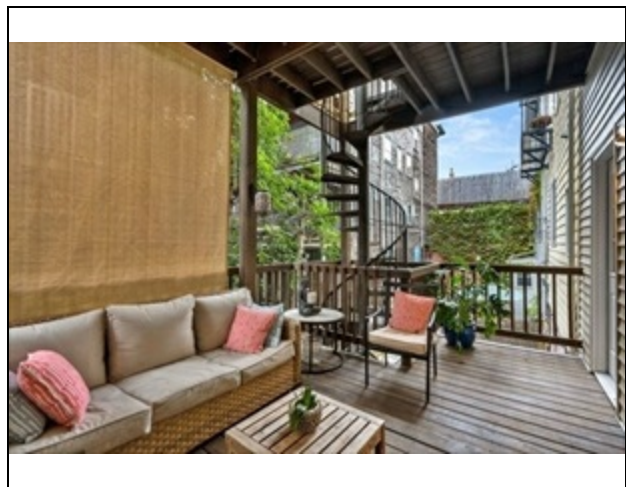
**Bathroom**



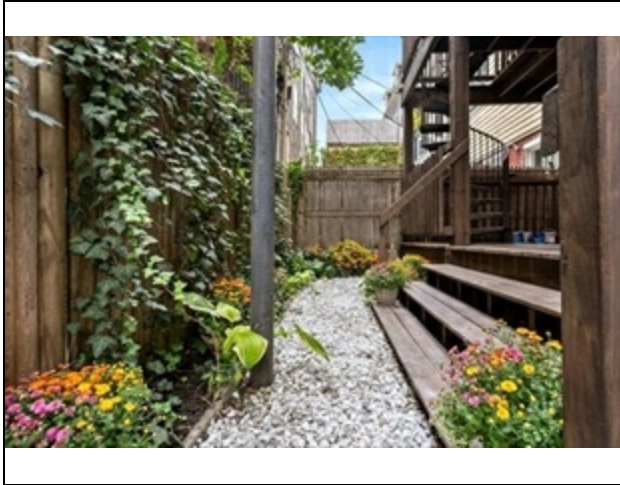
**Bathroom**



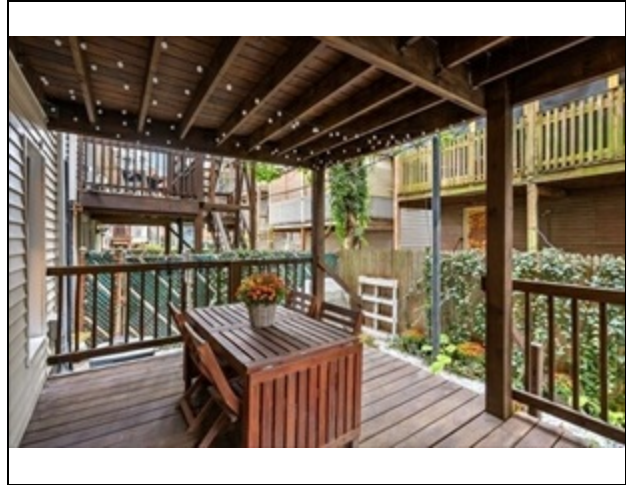
**Deck**



**Deck**



Garden



Deck



Exterior - Front



Exterior - Front



Floor Plan



Floor Plan