



Exterior - Front

MLS # 72989979 - New Condo - Brownstone

184 Webster - Unit 2
Boston, MA: East Boston, 02128
Suffolk County
Unit Placement: **Middle**
Unit Level: **2**
Grade School: **BPS**
Middle School: **BPS**
High School: **BPS**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **Seaver to Webster**

List Price: **\$649,000**
Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **1f 0h**
Main Bath: **No**
Fireplaces: **0**
Approx. Acres:

Remarks

Fantastic, sunny, two bedroom PLUS an office condo on the most desirable street in all of East Boston! Incredible brick building with Back Bay feel, water views from the primary bathroom, and high ceilings throughout. Beautifully updated kitchen with stainless steel appliances, granite countertops. Modern and spacious bathroom, laundry in the unit, and central AC. Oversized windows throughout make the space incredibly sunny. Main bedroom has adjacent, separate office area, perfect for anyone working from home! Other features include hardwood floors, shared outdoor space for grilling, and extra deeded storage in the basement. Ideal Jeffries Point location - steps from Piers Park and Brophy Park, .4 miles to Maverick T station, and easy access to water taxi. Downtown access in just 10 minutes! Don't miss out on this wonderful opportunity on the best street in East Boston!

Property Information

Approx. Living Area Total: **1,010 SqFt (\$642.57/SqFt)**
Approx. Above Grade: **1,010 SqFt**
Living Area Disclosures:

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

Living Area Source: **Field Card**
Levels in Unit: **1**

Heat Zones: **2 Forced Air, Other (See Remarks)**
Parking Spaces: **0**
Disclosures: **Condo docs outline right of first refusal.**

Cool Zones: **1 Central Air**
Garage Spaces: **0**

Complex & Association Information

Complex Name:
Association: **Yes** Fee: **\$239.87 Monthly**
Assoc. Fee Incls: **Water, Sewer, Master Insurance, Snow Removal**
Special Assessments: **No**

Units in Complex: **3** Complete: **Yes**

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

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Open Floor Plan, Lighting - Overhead
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Kitchen Island, Gas Stove
Main Bedroom:	1		Closet, Flooring - Hardwood
Bedroom 2:	1		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	1		-

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Bike Path, Conservation Area, Marina, Private School, Public School, T-Station**
Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Association Pool: **No**
Basement: **Yes**
Beach: **No**
Construction: **Brick**
Docs in Hand: **Unit Deed**
Exterior: **Brick**
Flooring: **Hardwood**
Management: **Owner Association**
Pets Allowed: **Yes**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range**
Waterfront: **No**
Water View: **Yes Bay**

Other Property Info

Elevator: **No**
Disclosure Declaration: **No**
Exclusions: **Tenant's belongings.**
Facing Direction: **South**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built/Converted: **1910**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **0104727004**
Assessed: **\$566,300**
Tax: **\$6,212** Tax Year: **2022**
Book: **56336** Page: **209**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

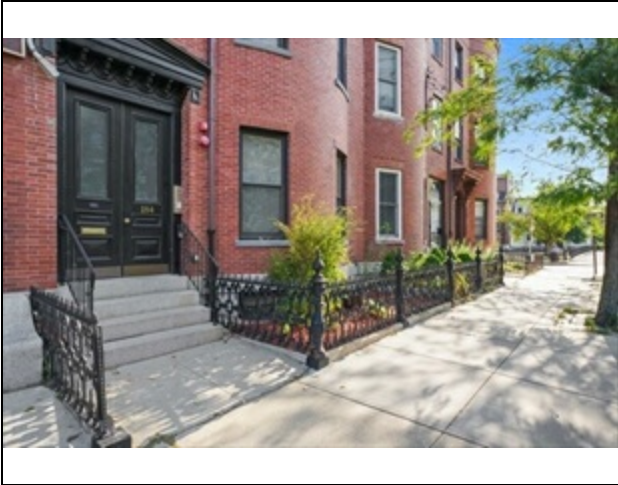
Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800
Listing Agent: **ResCo Team (617) 817-1813**
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: **Email Tim at DeihlRE@gmail.com for all showings.**

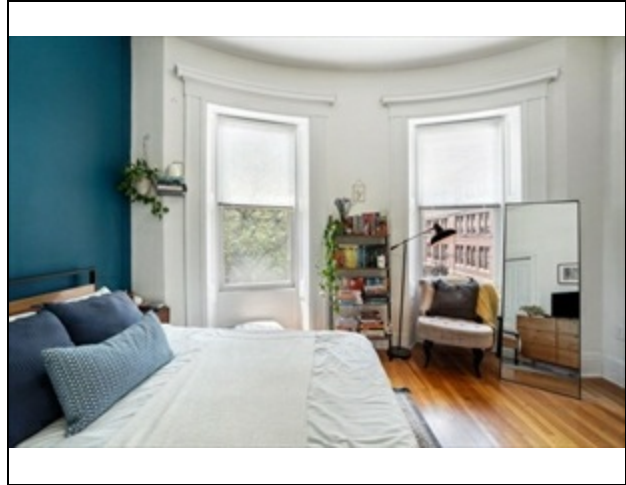
Market Information

Listing Date: **6/1/2022**
Days on Market: Property has been on the market for a total of **2** day(s)
Expiration Date:
Original Price: **\$649,000**
Off Market Date:
Sale Date:

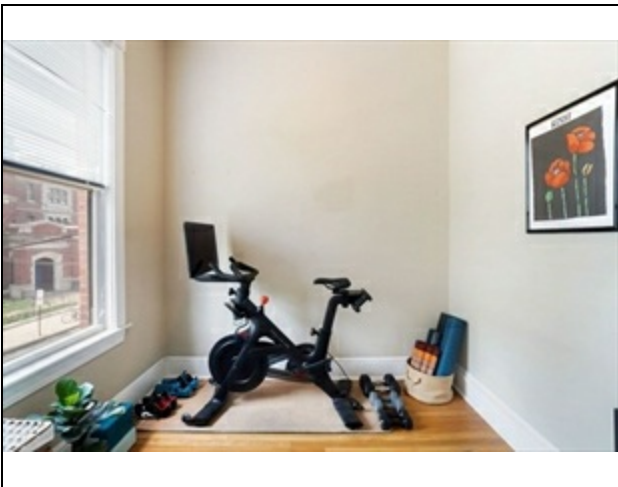
Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **2** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:



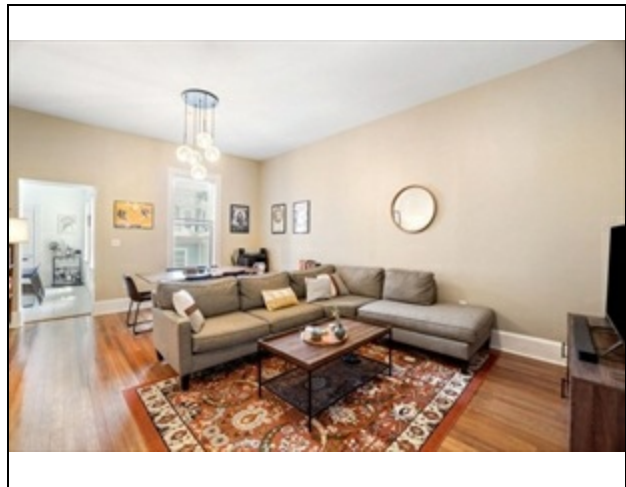
Exterior - Front



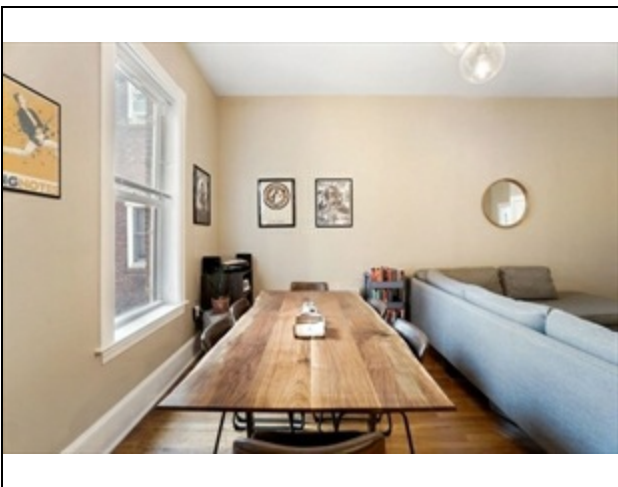
Bedroom



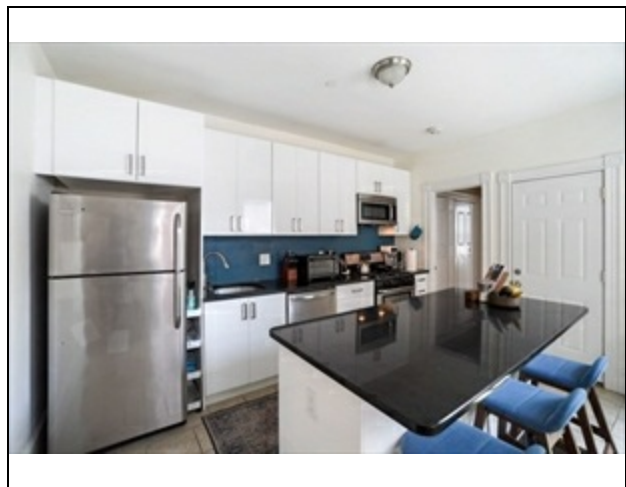
Exercise Room



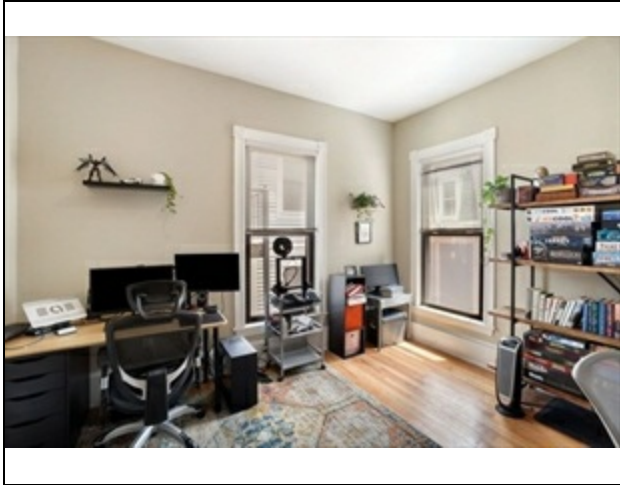
Living Room



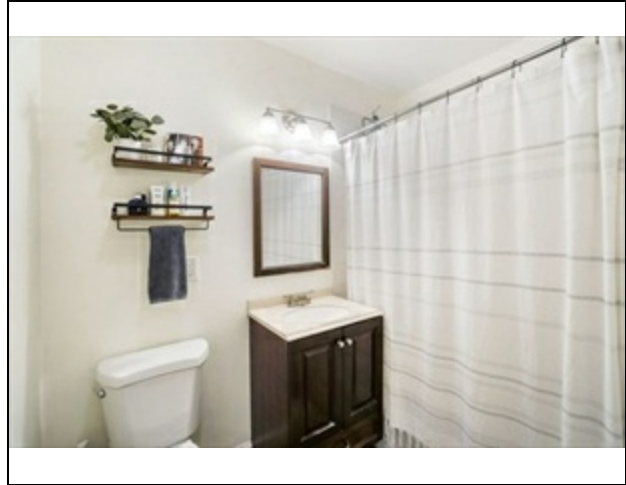
Living/Dining Room Combo



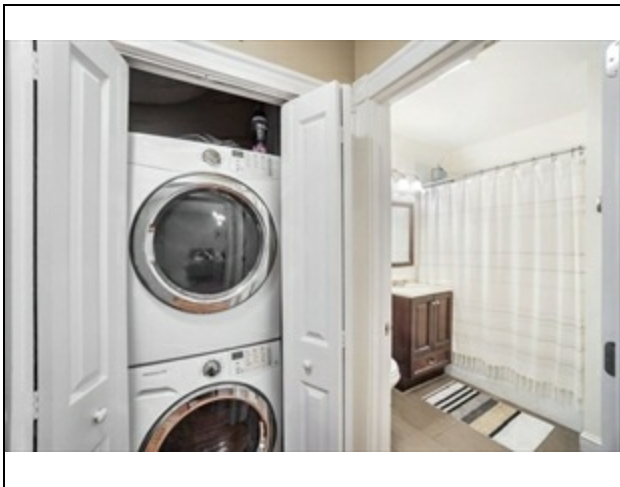
Kitchen



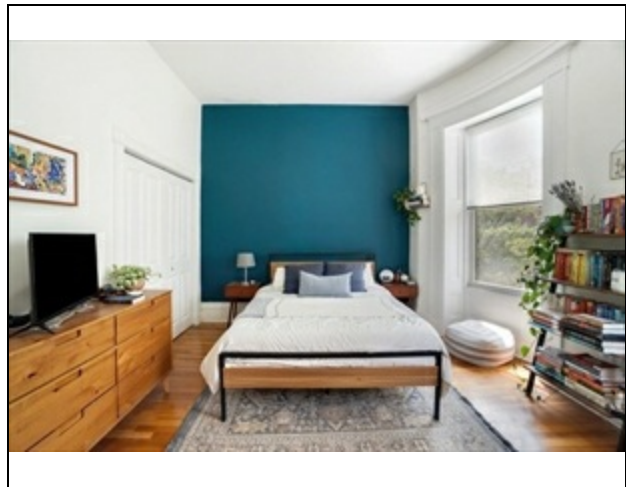
Bedroom 2



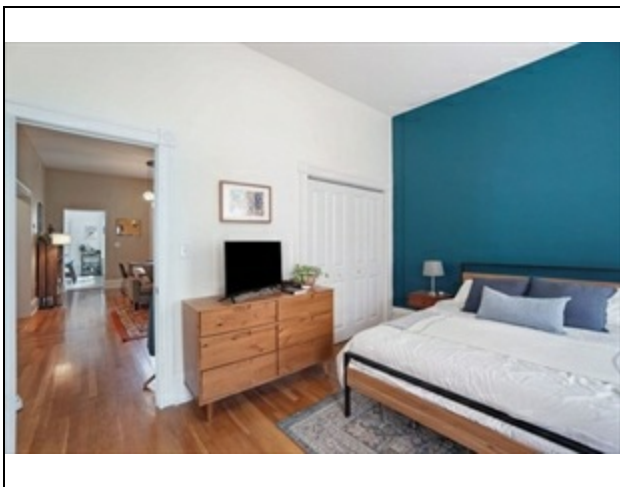
Bathroom



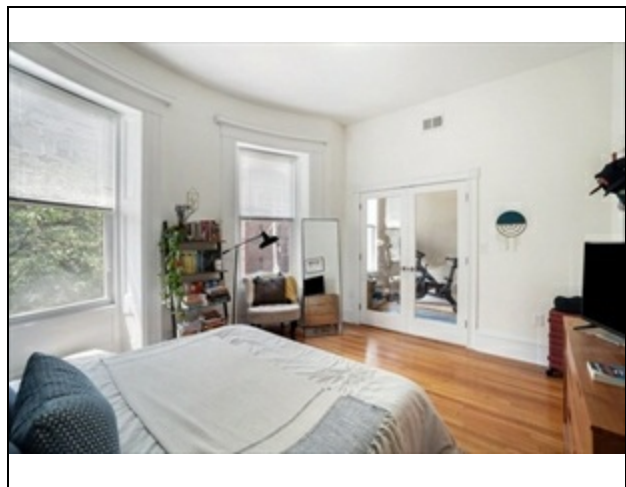
Laundry Room/Area



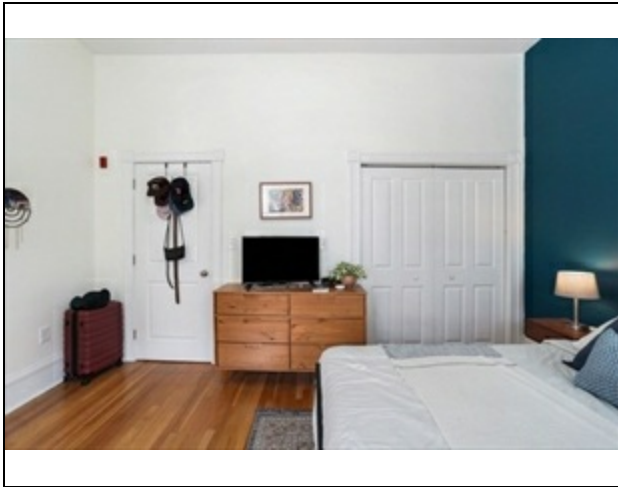
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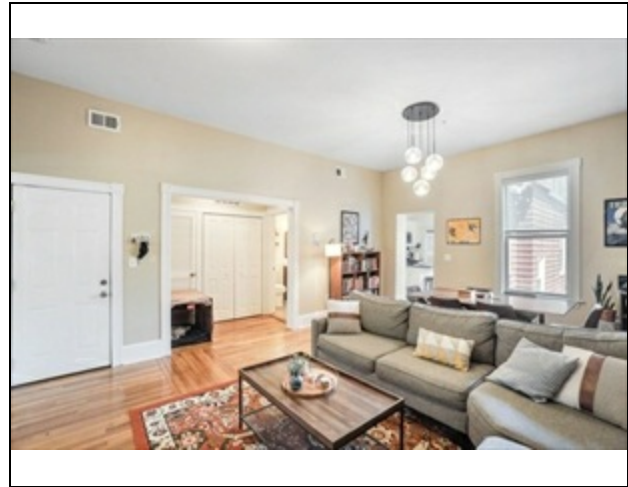
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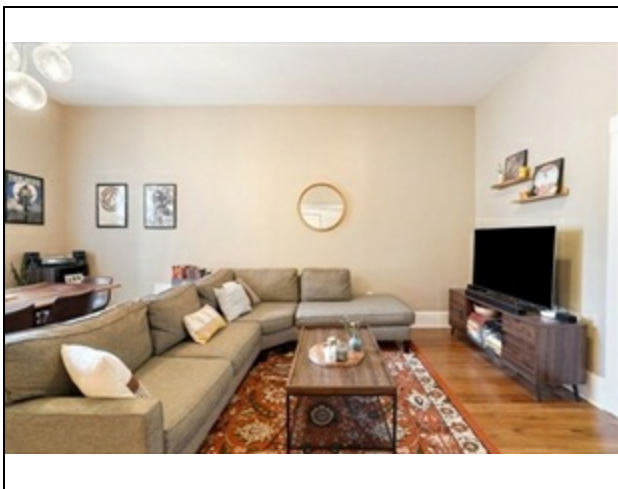
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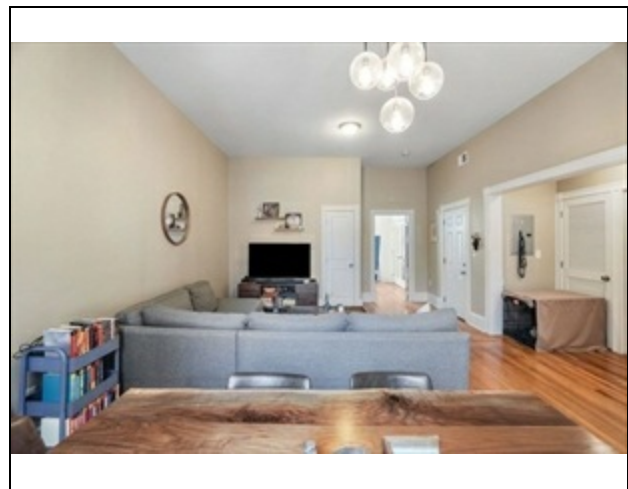
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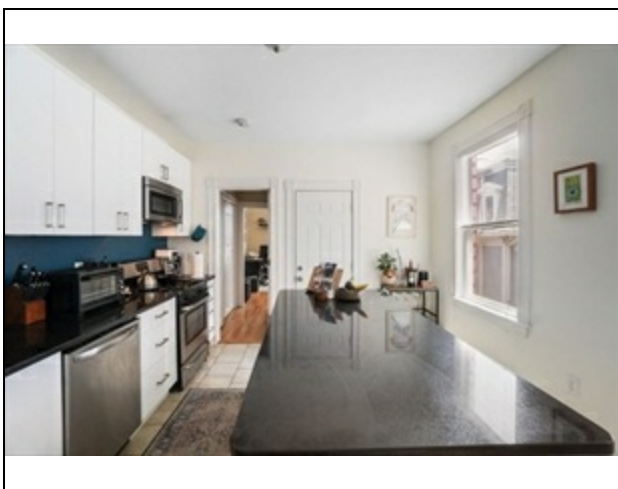
Living Room



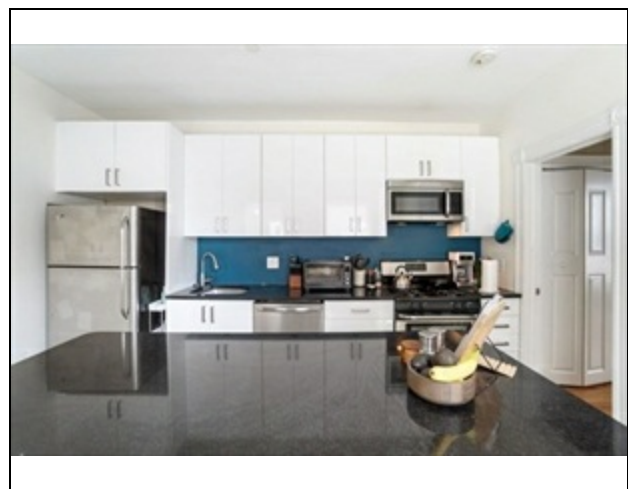
Living Room



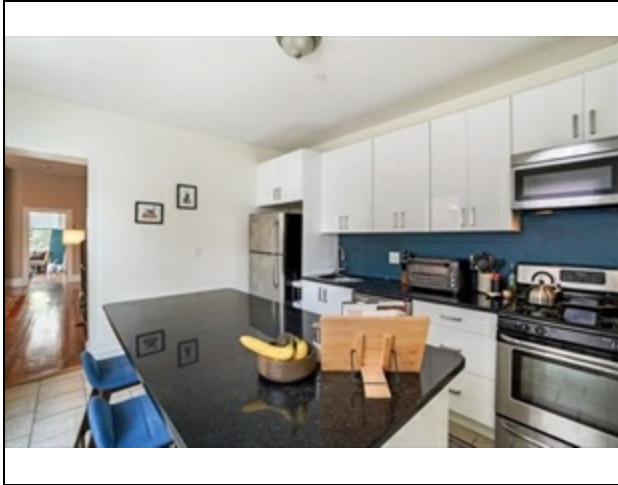
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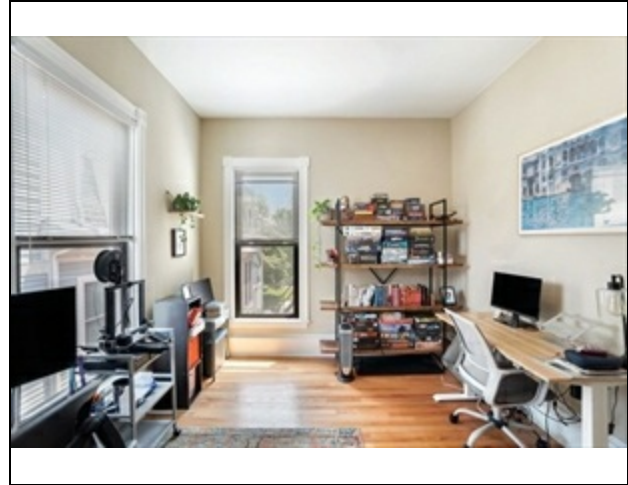
Kitchen



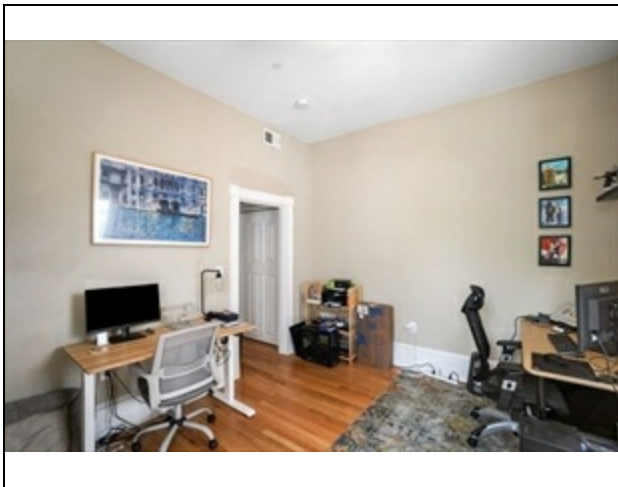
Kitchen



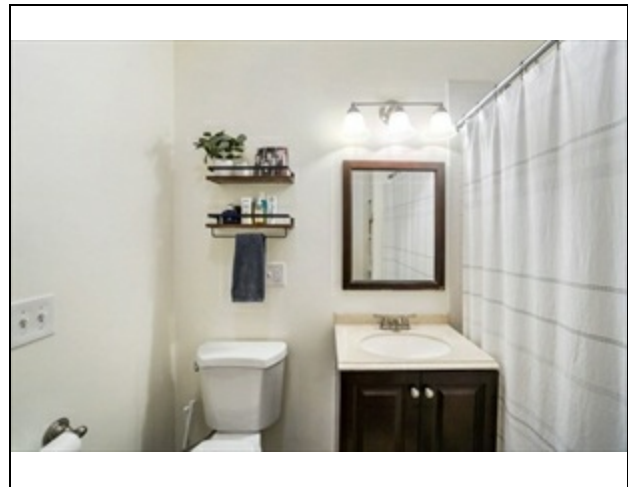
Kitchen



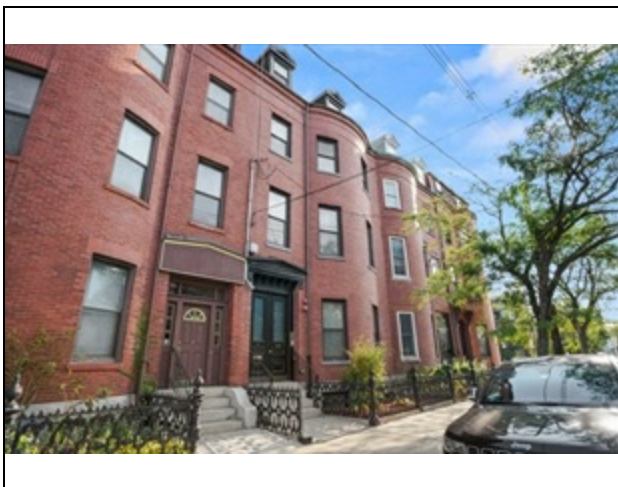
Bedroom 2



Bedroom 2



Bathroom



Exterior - Front



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