

Amy Butterworth and Tim R. Deihl, CBR & Realtors
ResCo Companies
Gibson Sotheby's International Realty
617.817.1813

Tim.Deihl@GibsonSIR.com or Amy.Butterworth@GibsonSIR.com

44 Clarendon Street - Unit 1
Boston, MA 02116
Condo

MLS #: **72715337** Status: **New**
 List Price: **\$995,000**
 List Date: **8/25/2020**
 Area: **South End** Off Market Date:
 List\$/Sq. Ft.: **\$1,124.29**
 Days on Market (Total): **0** Days on Market (Office): **0**

Property Features

Rooms: **5** Style: **Rowhouse**
 Bedrooms: **2** Type: **Condo**
 Baths: **2f 0h** Unit Level: **1**
 Master Bath: **Unknown** Placement: **Street**
 Fireplaces: **2** Approx. Living Area: **885 Sq. Ft.**
 Year Built: **1900** Outdoor Space Avail: **Yes - Private**
 # Units: **2** Garage: **0**
 Elevator: **No** Parking: **0 Rented**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$185**
 Fee Includes: **Water, Sewer, Master Insurance**



Room Descriptions

Room	Level	Size	Features
Living Room:	2		-
Dining Room:	2		-
Kitchen:	2		-
Master Bedroom:	1		-
Bedroom 2:	1		-
Bath 1:	1		-
Bath 2:	1		-
Laundry:	1		-

Features & Other Information

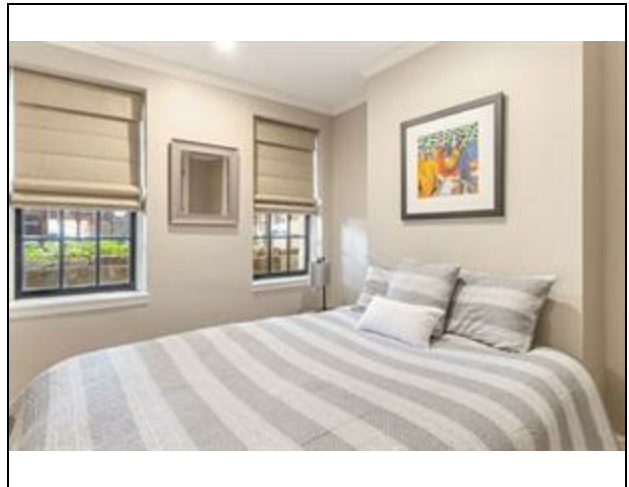
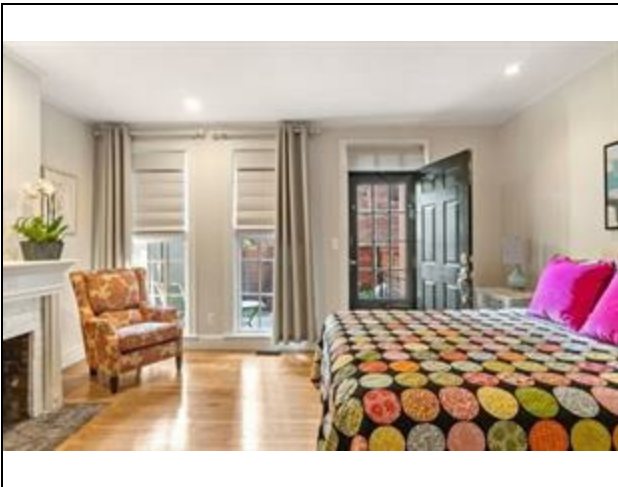
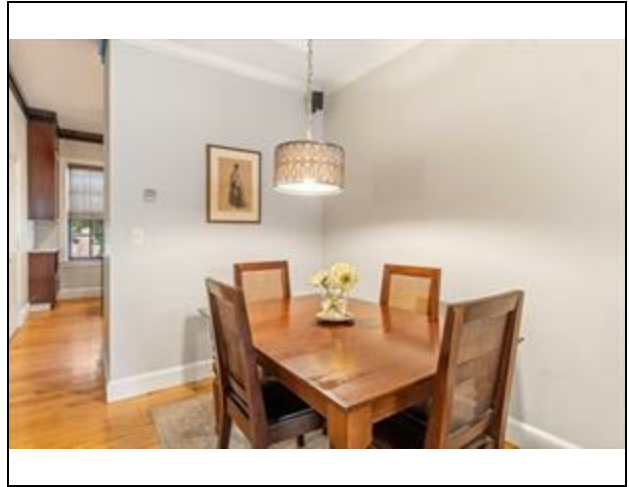
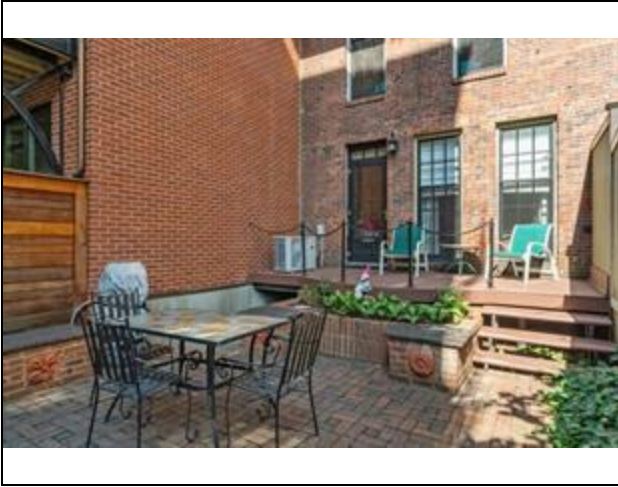
Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Basement: **Yes Full**
 Construction: **Brick**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Brick**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

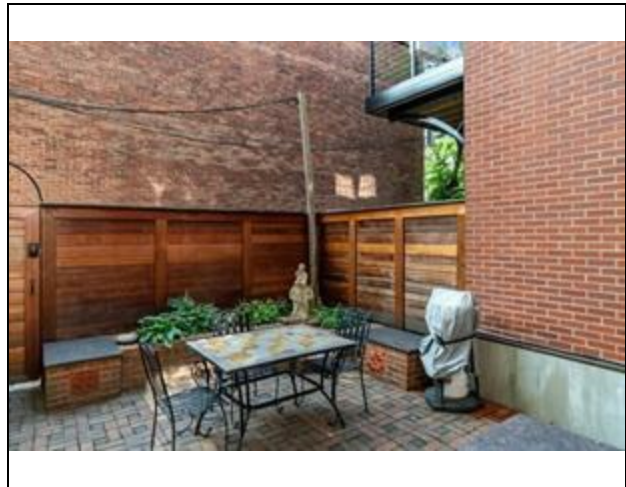
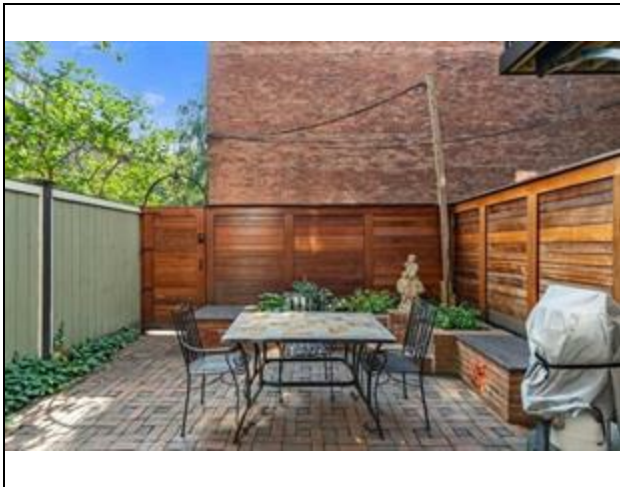
Remarks

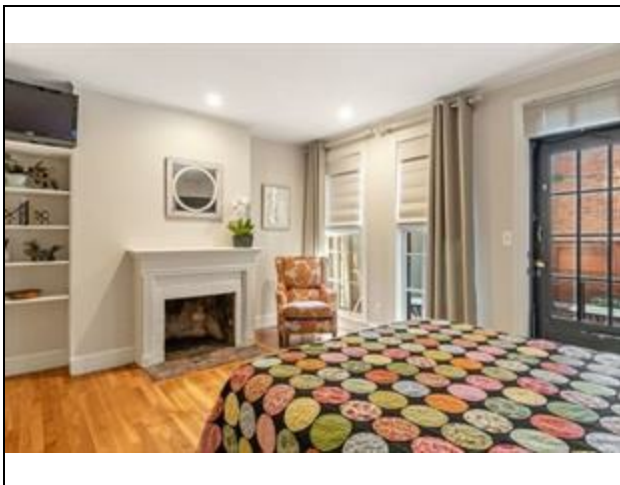
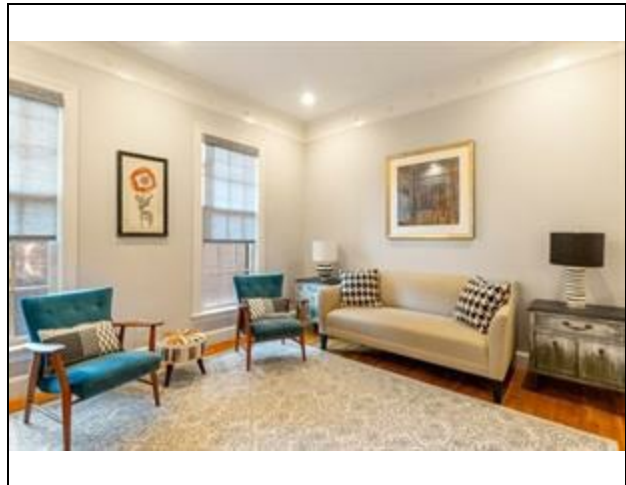
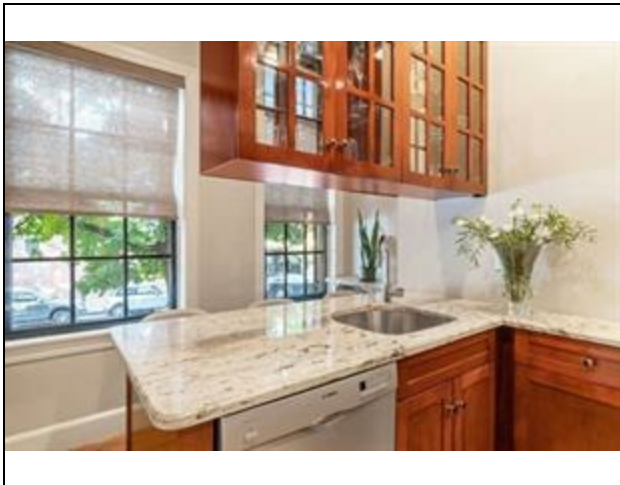
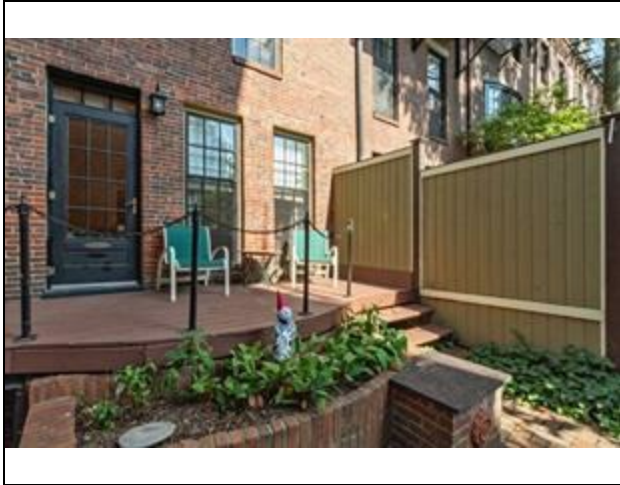
Imagine waking up with morning coffee and relaxing in your own private, peaceful garden oasis in the heart of the most beautiful neighborhood in Boston. This duplex two bedroom, two bathroom condo offers more than a place to live- it's a lifestyle and a place to call home. Located in historic South End, steps to vibrant retail, quintessential residential streets and award winning restaurants, 44 Clarendon Unit 1 features architectural detail and soaring ceilings inside and a serene extension of the living space in the tranquil garden area. Elegant, charming en suite master bedroom, spacious second bedroom with private bath. Living room features classic built-ins, a mantle/fireplace plus a lovely adjacent dining area with views of Dartmouth Place from rear window. The updated kitchen is highlighted by breakfast bar overlooking Clarendon Street. Other features include full storage in the basement, central air, laundry in unit, just 2 blocks to Back Bay Station. Rental parking available.

Tax Information

2020 Taxes: \$5,244 Assessment: **\$765,400** Cert: Zoning Code: **RES**
 Pin #: **0400114002** Map: Block: Lot: Book: **22674** Page: **192**







MLS # 72715337 - New
44 Clarendon Street U:1, Boston, MA: South End, 02116

Condominium - Condo
List Price: \$995,000

