

MLS # 73032981 - Active Condo - Low-Rise

214-216 E Eagle St - Unit 1 Boston, MA: East Boston, 02128 Suffolk County

Unit Placement: Unit Level: 1 Grade School: BPS Middle School: BPS High School: BPS

Outdoor Space Available: Yes - Private Handicap Access/Features: Directions: Prescott St to E Eagle

List Price: \$475,000

Total Rooms: 5 Bedrooms: 2 Bathrooms: 1f 0h Main Bath: No Fireplaces: 0 Approx. Acres

Remarks

Incredible opportunity to own a truly unique 2 Bed/1 Bath condo in East Boston's coveted Eagle Hill! Converted in 2017, this gorgeous Victorian was gut renovated with exquisite craftsmanship and careful attention to detail. This stunning, like-new condo features an open kitchen/living area and exclusive use patio for entertaining. The kitchen is equipped with high-end features like quartz countertops, stainless steel appliances, under cabinet lighting, and USB charging ports. Other notable features include hardwood floors, recessed lighting, central air (NEW in 2022), NEST thermostat, and a freshly painted interior. In-unit W/D, spacious bedrooms and shared for loading/unloading complete this wonderful property. Easy access to the T and highways, close proximity to Piers Park, Downtown Boston, and some of East Boston's favorite restaurants like Angela's Cafe and Rino's.*Qualifies for First Republic Eagle Community Home Loansuper low interest rate (3.79% at last check)

Property Information

Approx. Living Area Total: 722 SqFt (\$657.89/SqFt)

Living Area Includes Below-Grade SqFt: No Approx. Above Grade: 722 SqFt

Living Area Source: Public Record

Levels in Unit: 1

Living Area Disclosures:

Heat Zones: 1 Central Heat, Forced Air Parking Spaces: 0 On Street Permit

Cool Zones: Central Air Garage Spaces: 0

Disclosures: Listing agent is related to seller. Taxes do NOT include residential exemption. 50 lb weight limit on pets. Seller has never lived in property- Buyer and Buyer's Agent to verify all info. Room measurements are approximate. *FR Community Home Loan rates subject to change & buyer must qualify

Complex & Association Information

Complex Name

Units in Complex: 8 Complete: Yes

Units Owner Occupied: 5 Source: owner

Association: Yes Fee: \$210 Monthly

Assoc. Fee Incids: Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Reserve Funds

Special Assessments: No.

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		-
Kitchen:	1		-
Main Bedroom:	1		-
Bedroom 2:	1		-
Bath 1:	1		-
Laundry:			_

Features

Area Amenities: Public Transportation, Shopping, Park, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station

Appliances: Range, Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer

Association Pool: No Assoc. Security: Intercom

Basement: No. Beach: Yes

Beach Ownership: Public Beach - Miles to: 1 to 2 Mile

Construction: Frame Electric Features: Circuit Breakers

Exterior: Composite Exterior Features: Porch Flooring: Wood, Tile Hot Water: Electric

Interior Features: Intercom Management: Owner Association

Pets Allowed: Yes w/ Restrictions Other (See Remarks) Roof Material: Rubber

Sewer Utilities: City/Town Sewer Water Utilities: City/Town Water Utility Connections: for Electric Range

Waterfront: No

Other Property Info

Elevator: No Disclosure Declaration: No Exclusions: Laundry Features: In Unit Lead Paint: Unknown UFFI: Warranty Features: Year Built/Converted: 2017 Year Built Source: Public Record Year Built Desc: Actual Year Round: Yes Short Sale w/Lndr, App. Reg: No

Lender Owned: No **Tax Information**

Pin #: W:01 P:03250 S:002 Assessed: \$432,200 Tax: \$4,702 Tax Year: 2022 Book: 0 Page: 0

Cert. Zonina Code: CD Map: Block: Lot:

Compensation

Sub-Agent: Not Offered Buyer Agent: Facilitator: 1

Compensation Based On: Net Sale

Office/Agent Information

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

Listing Agent: ResCo Team (617) 825-0800

Team Member(s):Jamie Freedman (617) 903-8145

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: Call List Agent, Lock Box, Appointment Required Showing: Facilitator: Call List Agent, Lock Box, Appointment Required

Special Showing Instructions: Call or email Jamie Freedman for all showing requests 617-903-8145; Jamie.Freedman@gibsonsir.com

Market Information

Listing Date: 9/7/2022 Days on Market: Property has been on the market for a total of 47 day(s)

Expiration Date: Original Price: \$499,900 Off Market Date: Sale Date:

Listing Market Time: MLS# has been on for 47 dav(s)

Office Market Time: Office has listed this property for 47 day(s)

Cash Paid for Upgrades: Seller Concessions at Closing

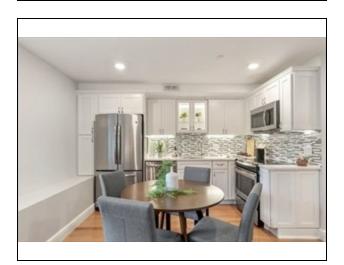
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Condominium - Condo

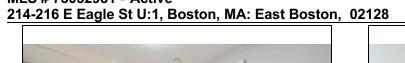
List Price: \$475,000

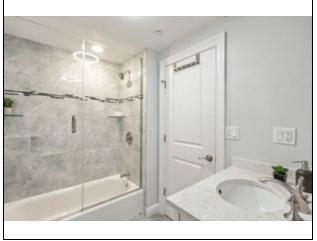














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