



Living Room

MLS # 73131987 - New

Condo - Mid-Rise

108 Washington - Unit 24
Boston, MA: Brighton, 02135
Suffolk County

List Price: \$499,000

Unit Placement: **Upper, Corner, Front**
Unit Level: **3**
Grade School: **BPS**
Middle School: **BPS**
High School: **BPS**
Outdoor Space Available: **No**
Handicap Access/Features:
Directions: **Commonwealth Ave to Washington**

Total Rooms: **4**
Bedrooms: **2**
Bathrooms: **1f 0h**
Main Bath: **No**
Fireplaces: **1**
Approx. Acres:

Remarks

Opportunity knocks! Incredibly sunny, top floor corner unit just steps to the Green Line. Perfect condo for owner occupant OR investor. Easy access to downtown Boston, walkable to Whole Foods, Boston College, Saint Elizabeth's Hospital, and in a neighborhood with loads of rapid redevelopment. A great investment opportunity for sure! Unit offers two spacious equal size bedrooms (great for roommate set up or work from home office) and a large living room with decorative fireplace and bow window. Eat in kitchen plus laundry directly in the unit.

Property Information

Approx. Living Area Total: **810 SqFt (\$616.05/SqFt)**

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

Living Area Source: **Field Card**

Approx. Above Grade: **810 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **5 Hot Water Radiators, Steam**

Cool Zones: **None**

Parking Spaces: **0**

Garage Spaces: **0**

Disclosures: **Upon buyer request, seller willing to offer credit for new stove.**

Complex & Association Information

Complex Name: **100 Washington Street Condominium Trust**

Units in Complex: **25** Complete: **Yes**

Units Owner Occupied: **8** Source: **Management**

Association: **Yes** Fee: **\$508.50 Monthly**

Assoc. Fee Incls: **Heat, Hot Water, Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12'2X19'8	Fireplace, Ceiling Fan(s), Flooring - Hardwood
Kitchen:	1	13X10'8	Flooring - Hardwood, Dining Area, Gas Stove
Main Bedroom:	1	12X11'6	Closet, Flooring - Hardwood
Bedroom 2:	1	10'11X13'1	Closet, Flooring - Hardwood
Bath 1:	1	8'9X6'4	Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	1	4'3X3'8	-

Features

Area Amenities: **Public Transportation, Highway Access, Public School, T-Station, University**

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

Association Pool: **No**

Basement: **Yes**

Beach: **No**

Construction: **Brick, Stone/Concrete**

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

Exterior: **Brick**

Flooring: **Hardwood**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions Small Pets, # Species Limitations (See Remarks)**

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: **Tenants belongings excluded.**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built/Converted: **1925**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **2101912024**

Assessed: **\$402,900**

Tax: **\$4,359** Tax Year: **2023**

Book: **34740** Page: **234**

Cert:

Zoning Code: **RES**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **0**

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: **Email thru MLS or DeihlRE@gmail.com for all showing requests.**

Firm Remarks

Private showings only, starting on Sunday 7/9. No Dogs. Property tenanted thru 8/31/23.

Market Information

Listing Date: **7/5/2023**

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

Expiration Date:

Original Price: **\$499,000**

Off Market Date:

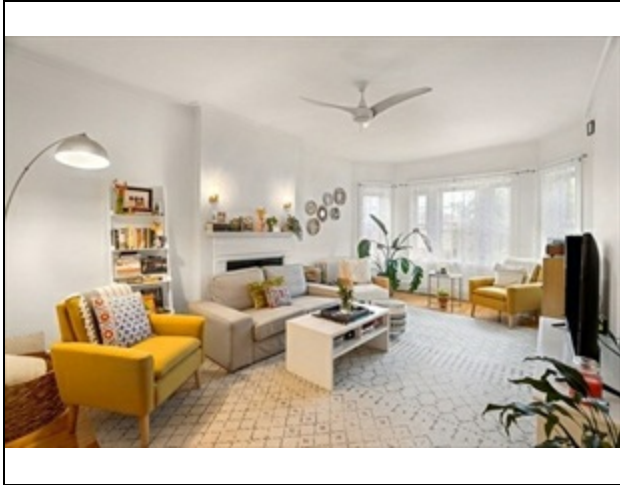
Sale Date:

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

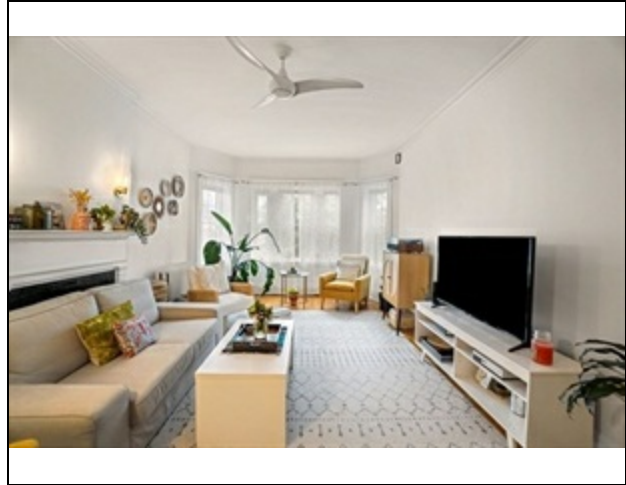
Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

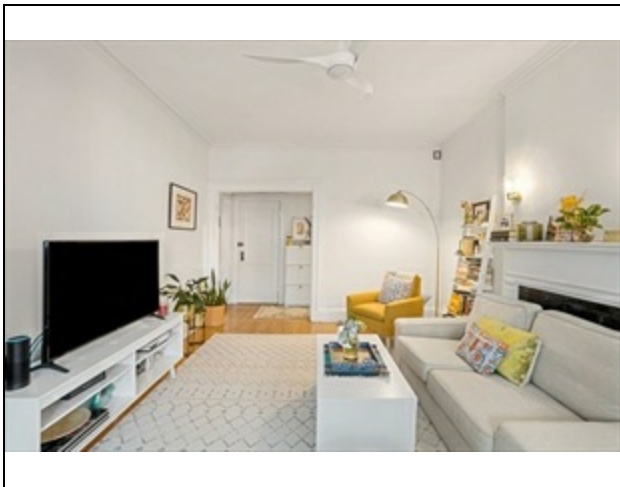
Seller Concessions at Closing:



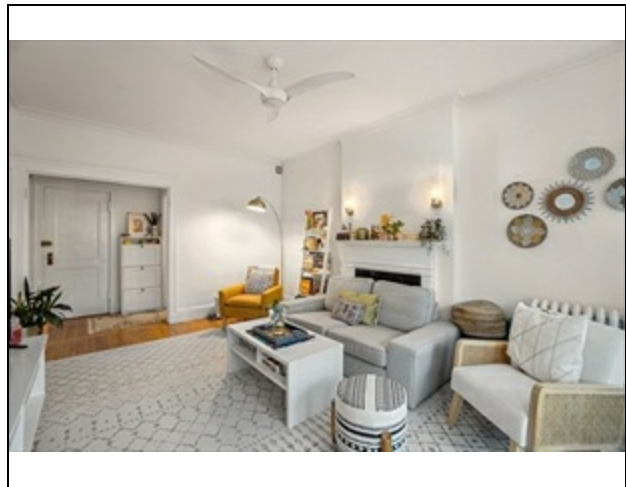
Living Room



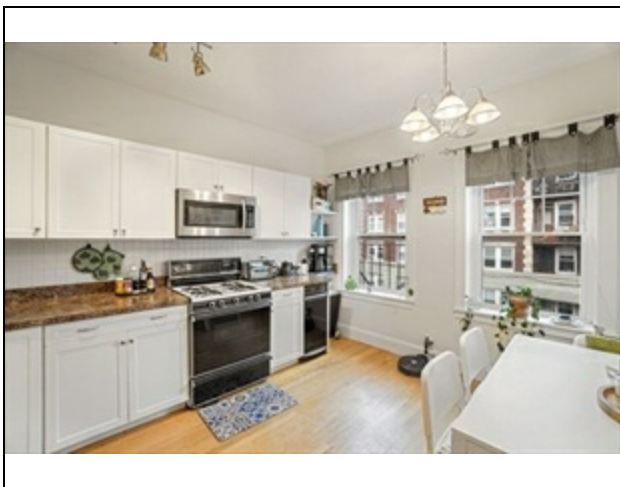
Living Room



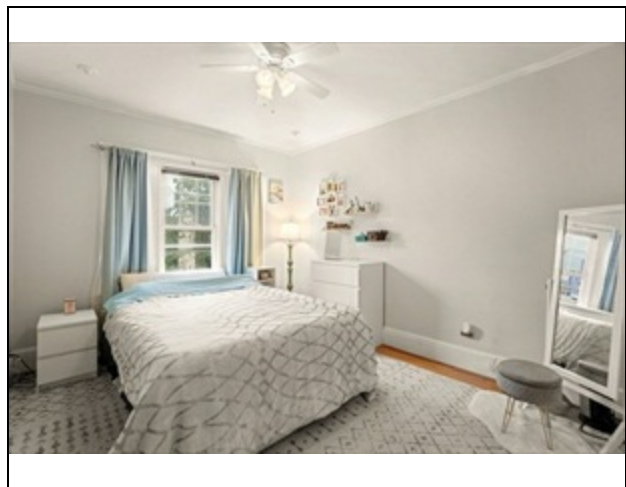
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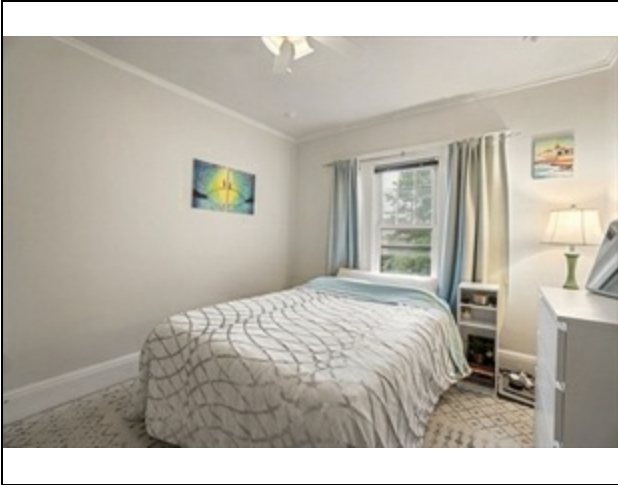
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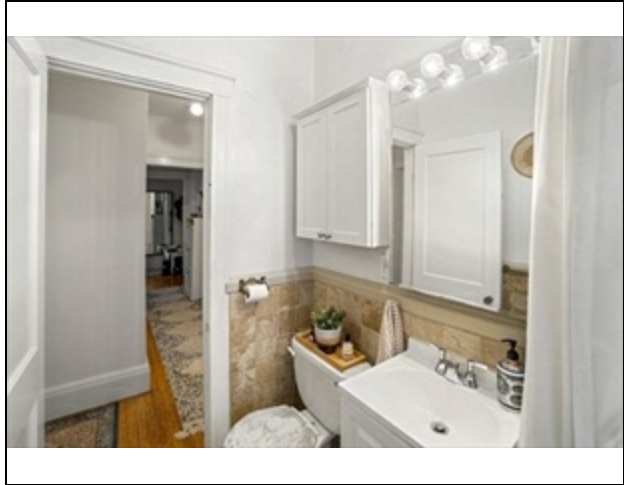
Kitchen



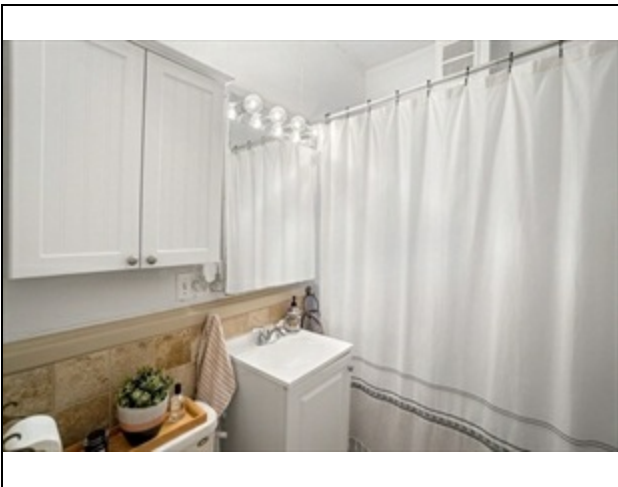
Bedroom



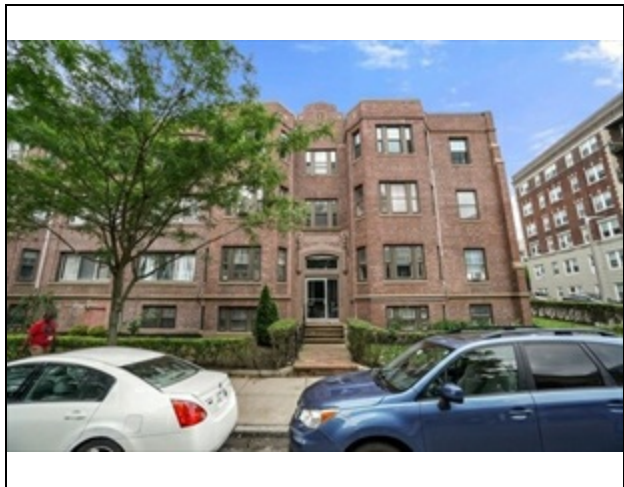
Bedroom



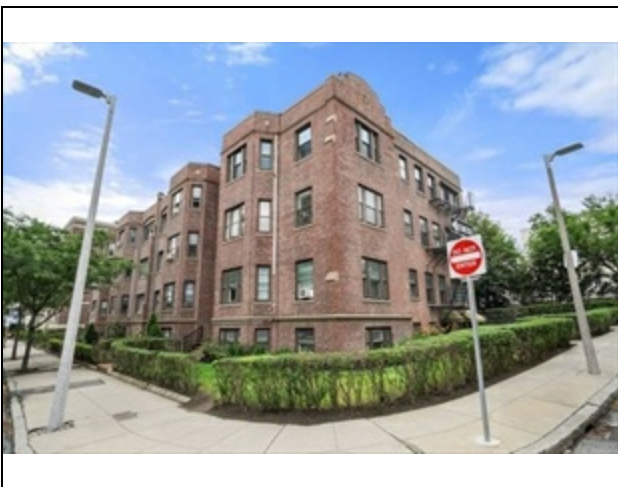
Bathroom



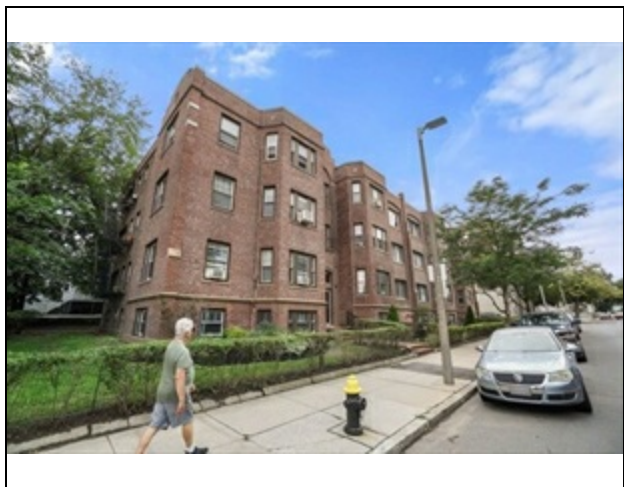
Bathroom



Exterior - Front



Exterior - Side



Exterior - Side



Floor Plan