



Living/Dining Room Combo

### MLS # 72991219 - New

### Condo - Low-Rise

296 W 3rd - Unit 2  
Boston, MA 02127  
Suffolk County

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

Unit Placement: **Upper**  
Unit Level: **2**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Available: **Yes - Common**  
Handicap Access/Features:

Total Rooms: **3**  
Bedrooms: **1**  
Bathrooms: **1f 0h**  
Main Bath: **No**  
Fireplaces: **0**  
Approx. Acres:

Directions: **From W Broadway eastbound, take a left on F Street and a right on W 3rd Street**

### Remarks

**There is still an opportunity to be a homeowner in 2022! Come check out this renovated 1 bed, 1 bath condo with a walk-in closet that doubles as a home-office! Located in the heart of South Boston's vibrant West Side on a quiet residential street, this condo offers a lifestyle embraced by many city dwellers who appreciate good restaurants, pubs, and cafes, and easy access to the beach, Broadway T, Seaport and Fort Point. The condo features a functional living room/kitchen layout, newly-painted interior, modern light fixtures, hardwood floors throughout, central heat/AC, in-unit W/D, a large bedroom, walk-in closet that doubles as a home-office, assigned basement storage and a common patio. A list of interior/exterior updates available upon request. Low condo-fee association makes this property a fantastic opportunity for a first-time owner or investor seeking to own a piece of a highly-sought-after neighborhood.**

### Property Information

Approx. Living Area Total: **595 SqFt (\$838.66/SqFt)**

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

Living Area Source: **Public Record**

Approx. Above Grade: **595 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **1 Central Heat, Gas**  
Parking Spaces: **0 On Street Permit**

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

Disclosures: **Currently leased through 8/31/2022.**

### Complex & Association Information

Complex Name:

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

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$165 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Reserve Funds**

Special Assessments: **No**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:		12'8"X10'8"	Closet, Flooring - Hardwood, Window(s) - Picture, Lighting - Sconce, Lighting - Pendant
Kitchen:		12'8"X10'5"	Flooring - Hardwood, Window(s) - Picture, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Lighting - Pendant
Main Bedroom:		11'9"X14'	Closet - Walk-in, Closet, Flooring - Hardwood, Window(s) - Picture, Lighting - Pendant
Bath 1:		8'9"X7'2"	Bathroom - Full, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile, Lighting - Sconce

### Features

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

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

Association Pool: **No**

Basement: **Yes Walk Out, Interior Access, Concrete Floor**

Beach: **Yes**

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

Exterior: **Shingles**

Exterior Features: **Patio**

Flooring: **Hardwood**

Hot Water: **Natural Gas**

Roof Material: **Rubber**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

### Other Property Info

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1880**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round:

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

Lender Owned: **No**

### Tax Information

Pin #: **0601820004**

Assessed: **\$417,900**

Tax: **\$4,581** Tax Year: **2022**

Book: **56142** Page: **144**

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): **Rachel Lura** (508) 905-9442

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, Accompanied Showings, Appointment Required, Email List Agent**

Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required, Schedule with ShowingTime or Call 888-627-2775, Email List Agent**

Special Showing Instructions: **Please email/call Rachel Lura for all showing requests. Please provide some notice.**

### Market Information

Listing Date: **6/2/2022**

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:

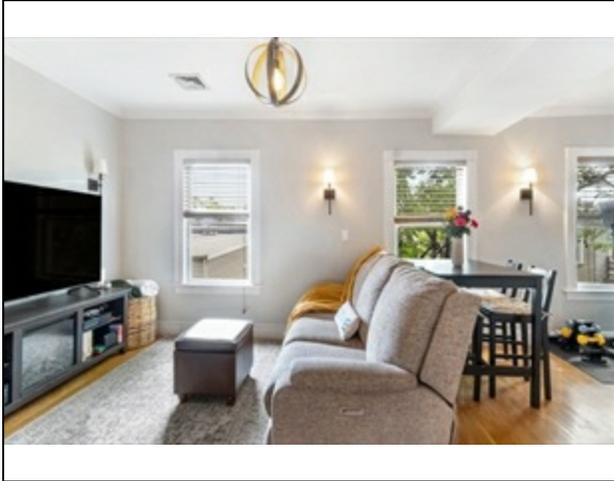
Listing Market Time: MLS# has been on for **0** day(s)

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

Cash Paid for Upgrades:

Seller Concessions at Closing:

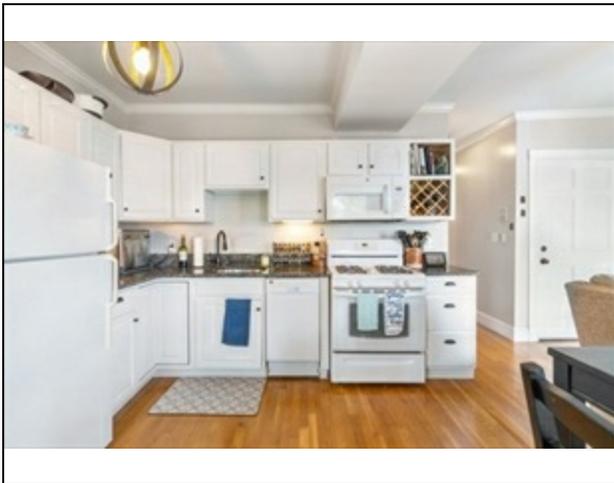
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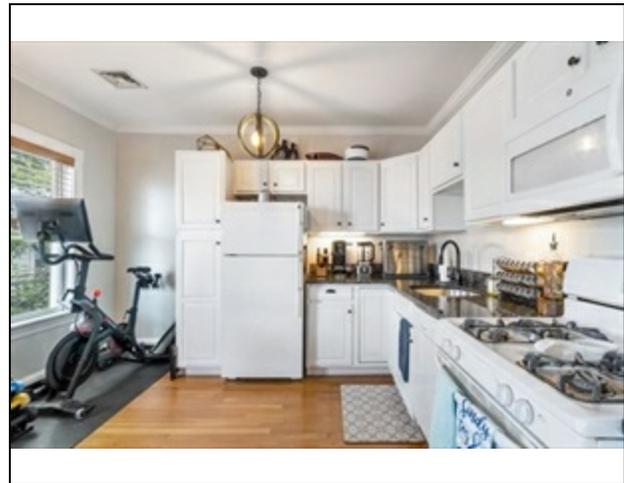
**Living/Dining Room Combo**



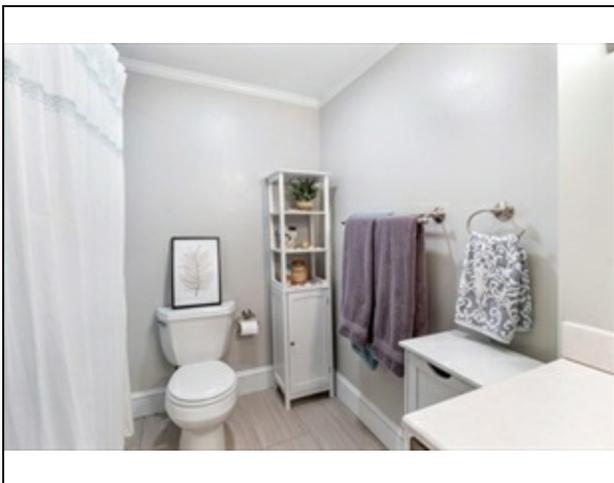
**Living Room**



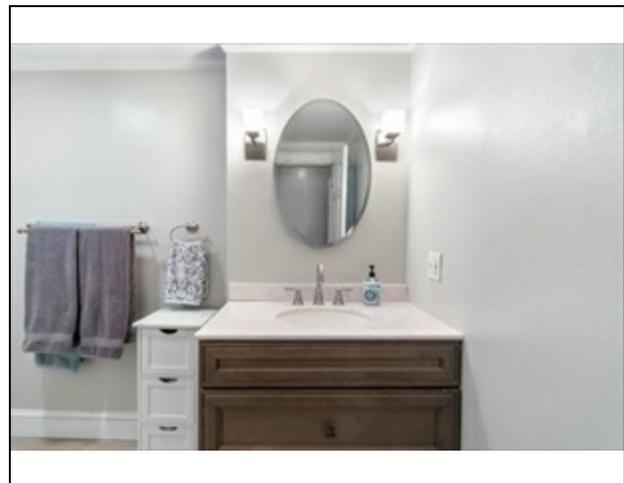
**Kitchen**



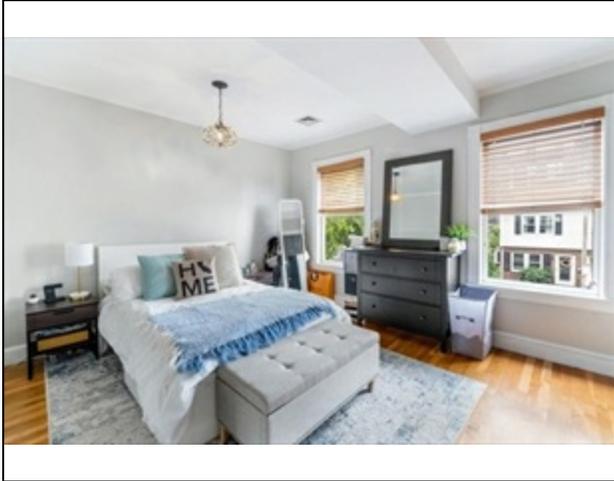
**Kitchen**



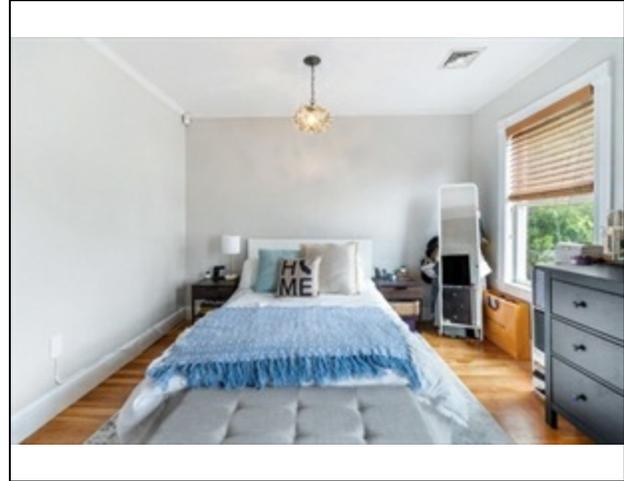
**Bathroom**



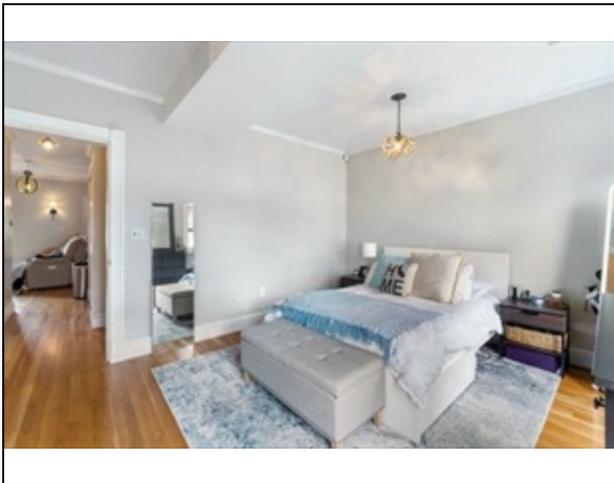
**Bathroom**



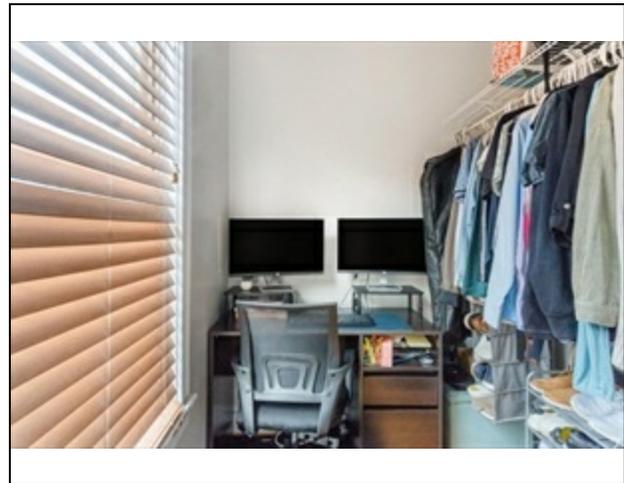
Bedroom



Bedroom



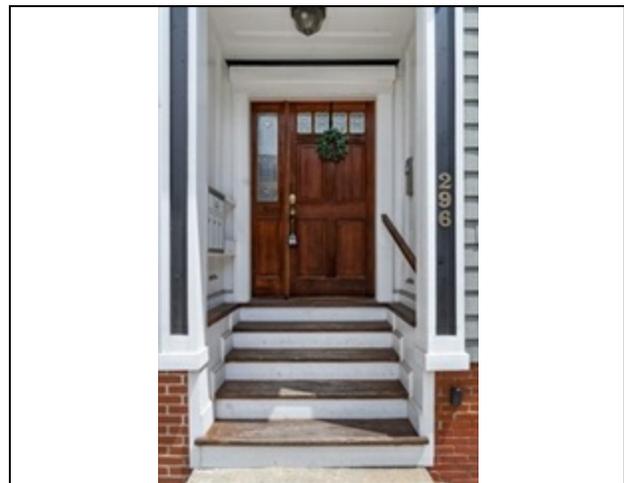
Bedroom



Closet



Exterior - Front



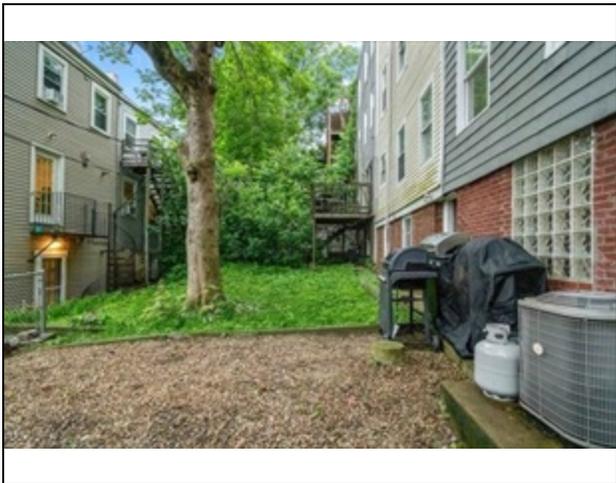
Exterior - Front



Exterior - Back



Exterior - Back



Exterior - Back

