

**MLS # 73032981 - Active****Condo - Low-Rise**

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

List Price: **\$475,000**

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**

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 parking spaces 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 Loan- super 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**

Living Area Source: **Public Record**

Approx. Above Grade: **722 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **1 Central Heat, Forced Air**

Cool Zones: **Central Air**

Parking Spaces: **0 On Street Permit**

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 Incls: **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:	1	-	-

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. Req: **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:

Zoning Code: **CD**

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) 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**

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

Days on Market: **Property has been on the market for a total of 47 day(s)**

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

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$499,900**

Seller Concessions at Closing:

Off Market Date:

Sale Date:





