



Living/Dining Room Combo

MLS # 73117791 - New Condo - Mid-Rise

1 Prescott Street - Unit 204
Boston, MA: East Boston, 02128
Suffolk County
Unit Placement: **Upper**
Unit Level: **2**
Grade School: **BPS**
Middle School: **BPS**
High School: **BPS**
Outdoor Space Available: **No**
Handicap Access/Features:
Directions: **On Prescott Square**

List Price: **\$479,000**
Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **1f 0h**
Main Bath: **No**
Fireplaces: **0**
Approx. Acres:

Remarks

Renovated East Boston two bedroom, one bathroom property with deeded parking space in the historic Sheridan Heights Condominiums. Contemporary upgrades including a full kitchen renovation with designer backsplash and stainless steel appliances, new floors throughout, new lighting, brand new bathroom with quartz counters and new vanity, plus entire painting of the interior. Natural sunlight pours through the large windows in the main living room; adjacent walk in pantry/storage area. Two spacious bedrooms both with ample closet space. This welcoming association has strong building financials and a history of solid management, offering the perfect community to both owner occupants and investors. Located atop the Eagle Hill neighborhood, near the Blue Line and many wonderful restaurants and green spaces plus easy access to and from Boston and Logan Airport.

Property Information

Approx. Living Area Total: **950 SqFt (\$504.21/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **950 SqFt** Approx. Below Grade:
Living Area Disclosures:
Levels in Unit: **1**
Heat Zones: **1 Heat Pump** Cool Zones: **1 Central Air**
Parking Spaces: **1 Off-Street** Garage Spaces: **0**
Disclosures:

Complex & Association Information

Complex Name: **Sheridan Heights Condominium** Units in Complex: **18** Complete: **Yes** Units Owner Occupied: **11** Source: **management**
Association: **Yes** Fee: **\$350 Monthly**
Assoc. Fee Incls: **Water, Sewer, Laundry Facilities, Snow Removal, Refuse Removal**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	20'5X20'4	Flooring - Wood
Kitchen:	1	11'5X5'8	-
Main Bedroom:	1	13'1X10'10	Closet, Flooring - Wood
Bedroom 2:	1	13'5X12'7	Closet, Flooring - Wood
Bath 1:	1	7'2X9'11	Bathroom - Full, Bathroom - With Tub & Shower

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station, Other (See Remarks)**
Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Association Pool: **No**
Basement: **No**
Beach: **Yes**
Beach - Miles to: **1 to 2 Mile**
Docs in Hand: **Master Deed**
Exterior: **Brick**
Management: **Professional - Off Site**
Pets Allowed: **No**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Building**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features:
No
Year Built/Converted: **1900**
Year Built Source: **Public Record**
Year Built Desc: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **0103201020**
Assessed: **\$390,500**
Tax: **\$4,225.17** Tax Year: **2023**
Book: **37025** Page: **255**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Compensation

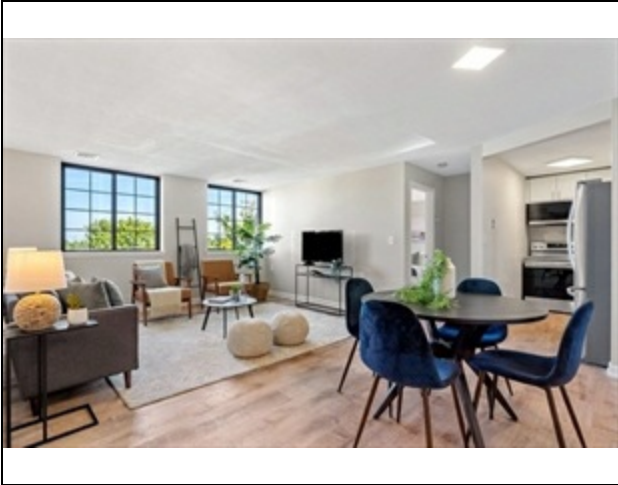
Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Office/Agent Information

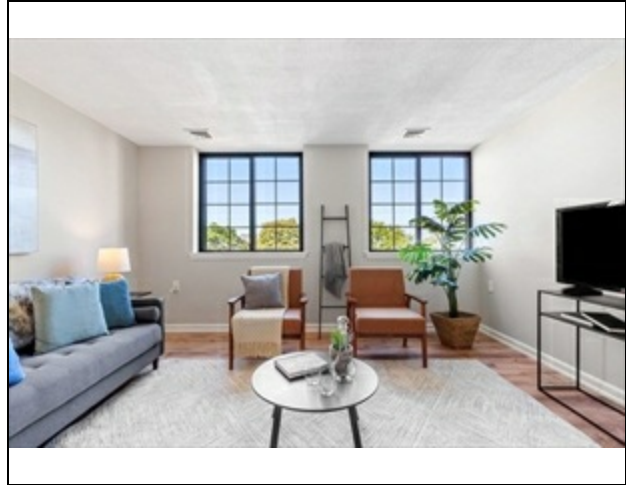
Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800
Listing Agent: **ResCo Team (617) 825-0800**
Team Member(s): **Timothy Deihl** (617) 817-1813
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Appointment Required**
Showing: Facilitator: **Appointment Required**
Special Showing Instructions: **Please email Tim.Deihl@GibsonSIR.com with all inquiries.**

Market Information

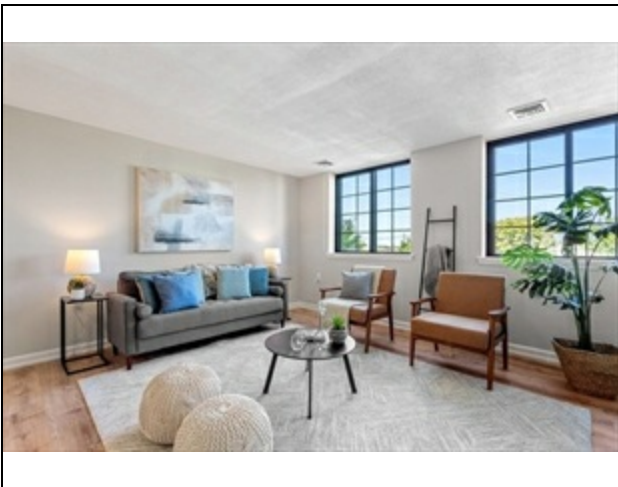
Listing Date: **5/31/2023** Listing Market Time: MLS# has been on for **0** day(s)
Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$479,000** Seller Concessions at Closing:
Off Market Date:
Sale Date:



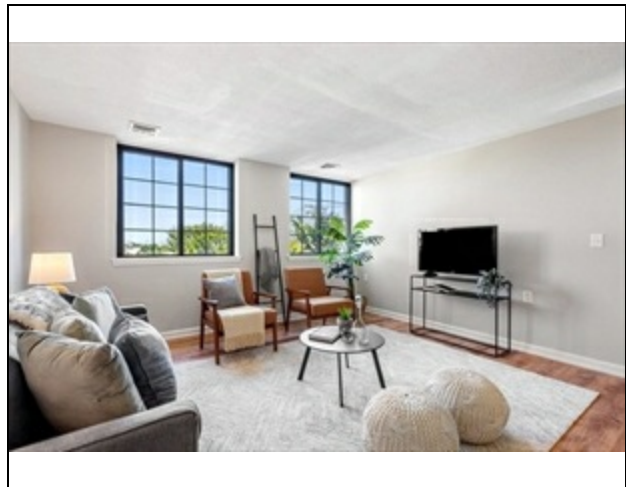
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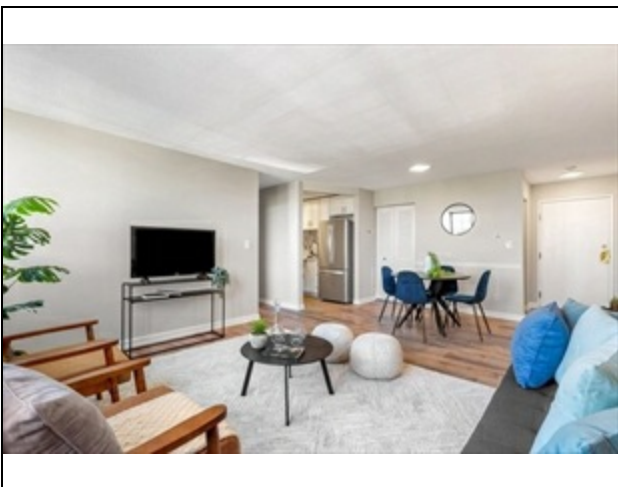
Living Room



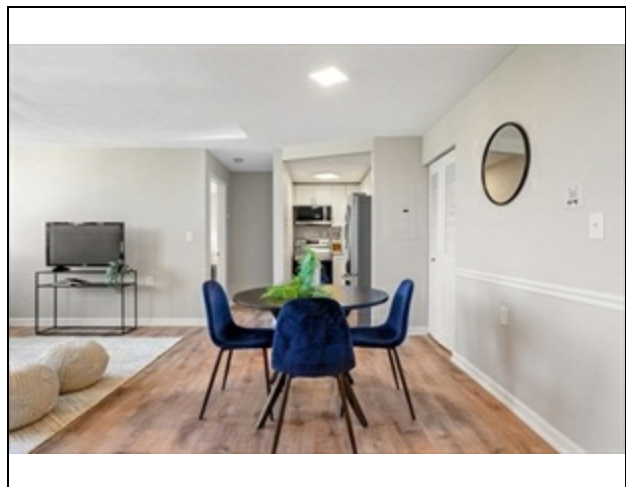
Living Room



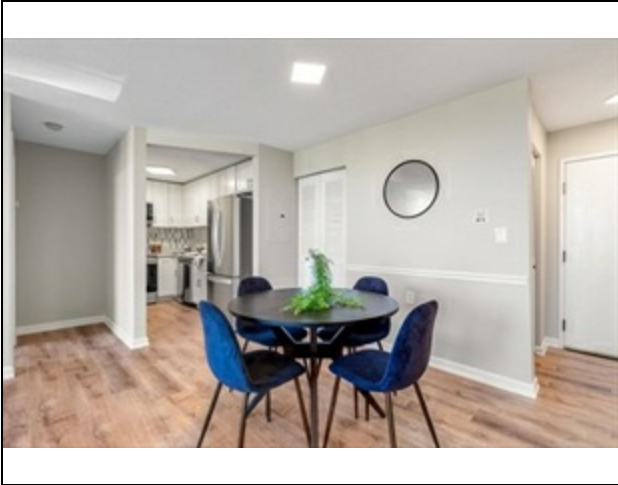
Living Room



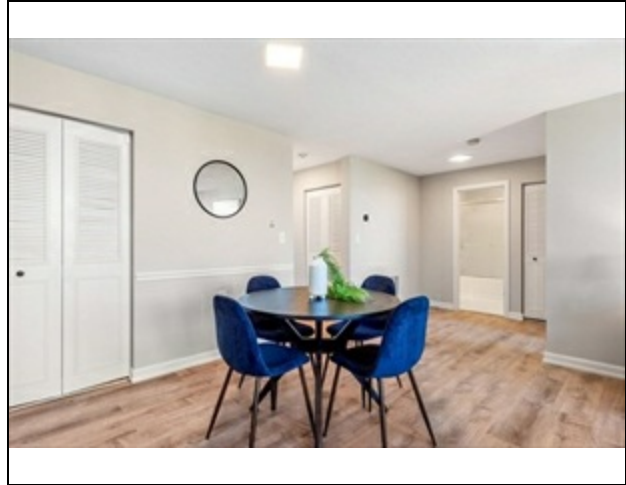
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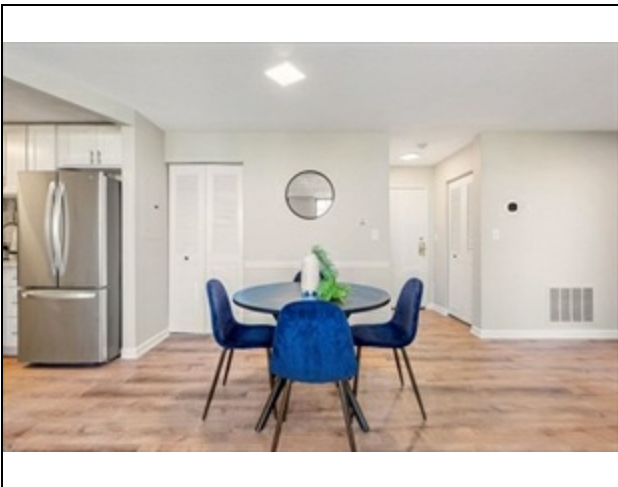
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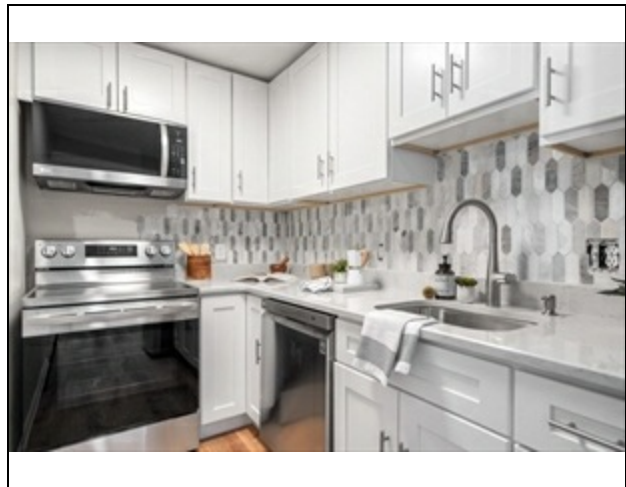
Dining Room



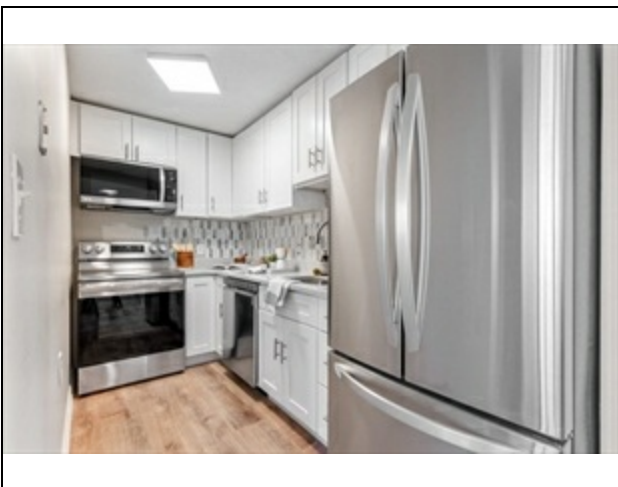
Dining Room



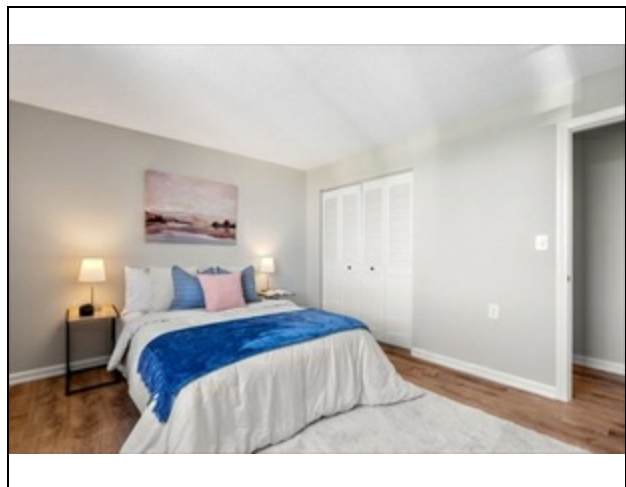
Dining Room



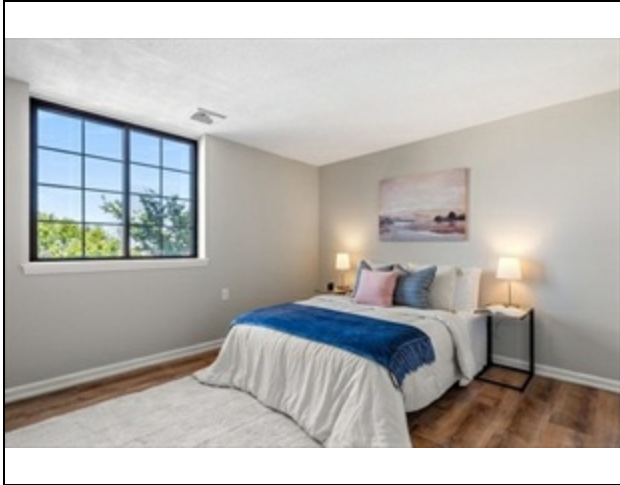
Kitchen



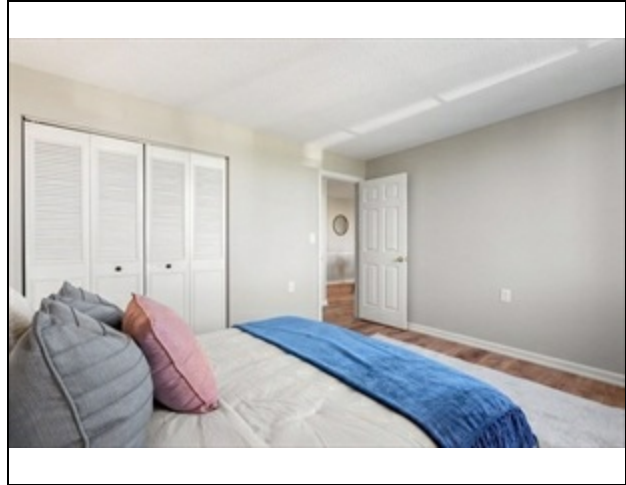
Kitchen



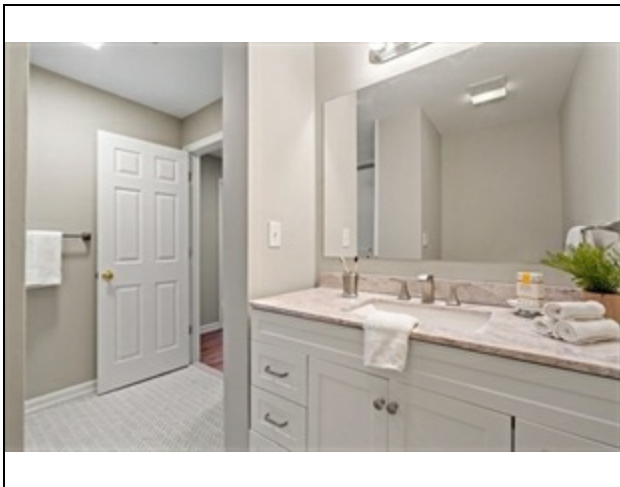
Bedroom



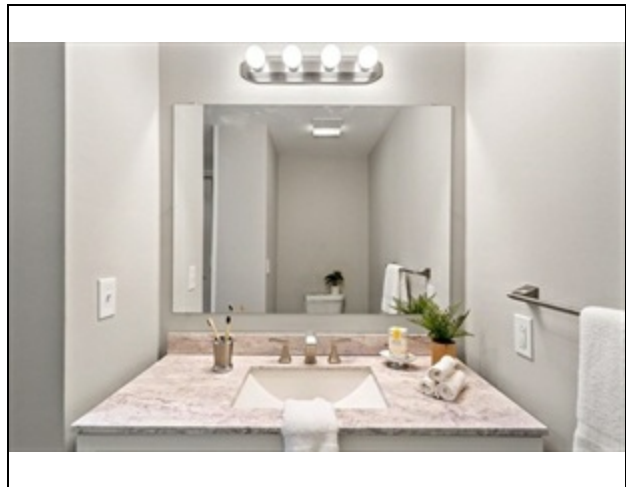
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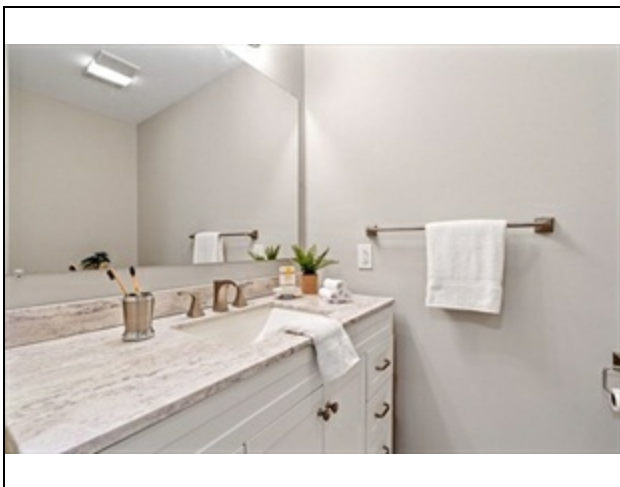
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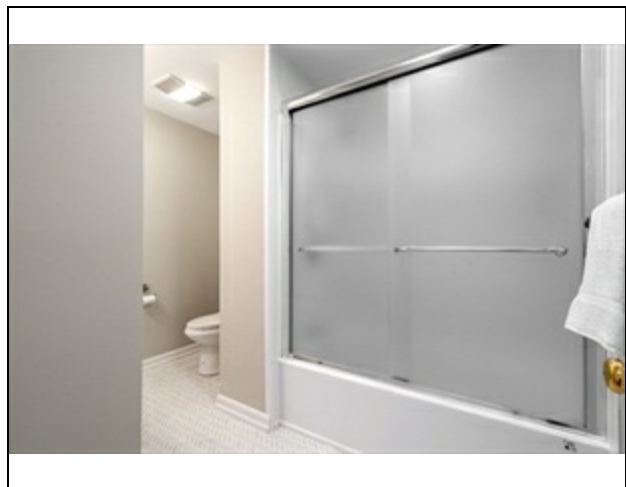
Bathroom



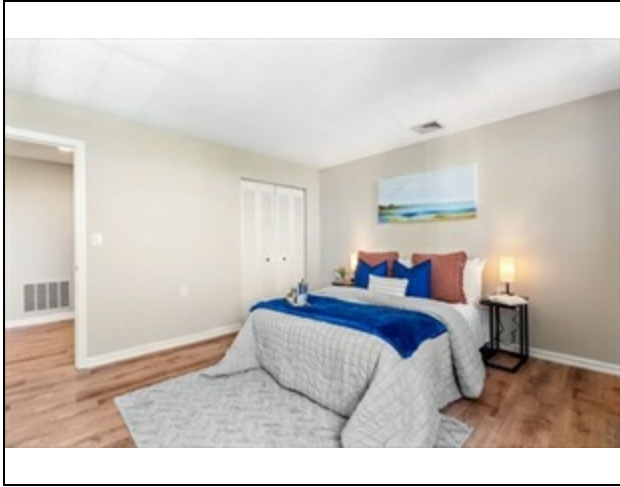
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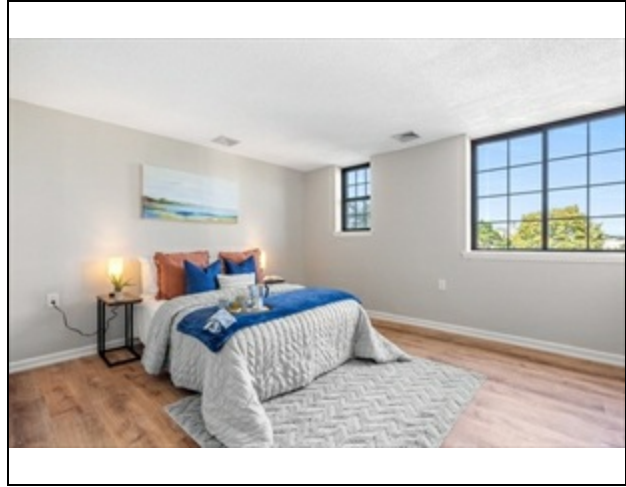
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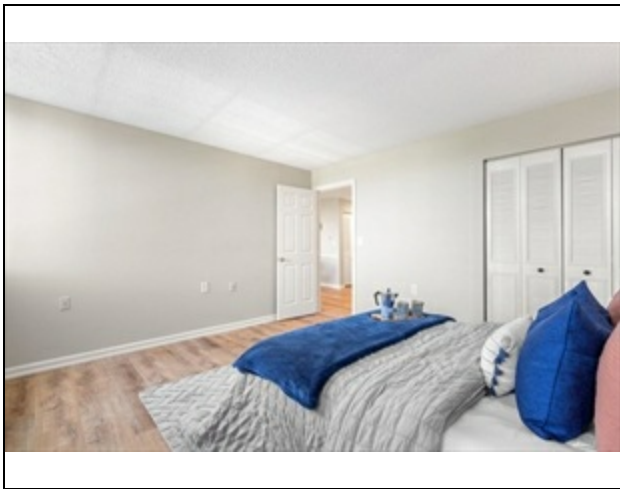
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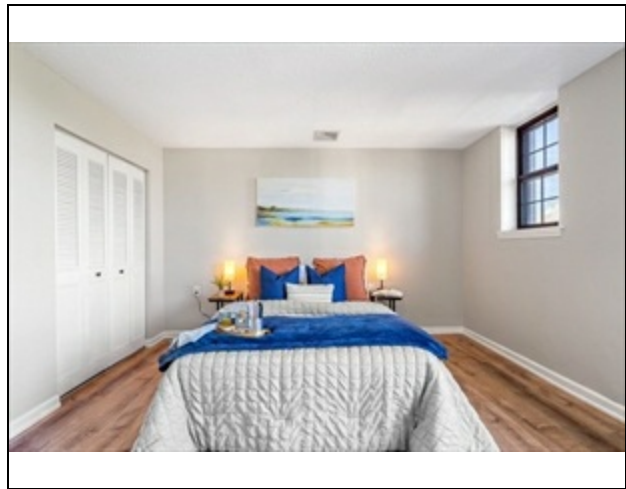
Bedroom



Bedroom



Bedroom



Bedroom



Exterior - Front



Floor Plan