

MLS # 71943970 - Price Changed
Condo - Mid-Rise



735 Harrison Ave - Unit W202
Boston, MA: South End, 02118-2344
Suffolk County

List Price: ↓ **\$279,000**

Unit Placement: **Back**
 Unit Level: **2**
 Grade School:
 Middle School:
 High School:
 Outdoor Space Available:
 Handicap Access/Features:
 Directions: **On Harrison Ave.**

Total Rooms: **3**
 Bedrooms: **1**
 Bathrooms: **1f 0h**
 Master Bath:
 Fireplaces: **1**

Remarks

Boston Redevelopment Authority Certified Artist Resale loft style condo in the the South End. 2nd floor condo has huge open floor plan, washer/dryer, Culligan water filtration system and central AC. The Art Block artist gallery is located in the complex. Condo is subject to DND approval of buyer's DND eligibility application. One buyer can make up to \$51,150, 2 people \$58,450, 3 people up to \$65,750 and 4 people up to \$73,050 combined. Buyer(s) must not own any other property, and must use this as their primary residence. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Can not be a cash buyer. The prospective buyer's assets shall not exceed \$100,000 excluding retirement, 401k and education accounts approved by IRS. Please inquire for other eligibility and household restrictions prior to showing. Buyer(s) MUST be a BRA certified artist. See attached form.

Property Information

Approx. Living Area: **959 Sq. Ft. (\$290.93/Sq. Ft.)** Approx. Acres: **0.02 (959 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **Forced Air** Parking Spaces: **0 On Street Permit**
 Living Area Source: **Other** Cool Zones: **Central Air** Levels in Unit: **1**
 Living Area Disclosures:

Disclosures: **Must be a BRA certified artist to purchase this property. Technically, loft without a bedroom. Tax estimate based upon FY 16 released by Boston, & include residential exemption.**

Complex & Association Information

Complex Name: **Artblock** Units in Complex: **55** Complete: Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$397**
 Assoc. Fee Incls: **Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Reserve Funds**
 Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Highway Access, House of Worship, Public School, T-Station, University**
 Assoc. Security: **Intercom**
 Basement: **No**
 Beach: **No**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions: **Cabinets that are not built in.**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built/Converted: **2006**
 Year Built Source: **Public Record**
 Year Built Desc: **Approximate**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **W:08 P:01361 S:080**
 Assessed: **\$264,600**
 Tax: **\$949** Tax Year: **2016**
 Book: **0** Page: **0**

Cert:
 Zoning Code: **n/a**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St.  (617) 266-4430**

Listing Agent: **Richard Hornblower  (617) 694-0091**

Team Member(s):

Sale Office:

Sale Agent:

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **n/a**

Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator:

Special Showing Instructions: **Please read listing and attached forms before asking questions on BRA Artist certification.**

Firm Remarks

If you are unfamiliar with how the DND calculates Brokerage commissions, please inquire. Please view the following link before asking questions. <http://www.bostonredevelopmentauthority.org/housing/artist-housing/artistspace-housing-overview>

Market Information

Listing Date: **12/30/2015**

Days on Market: Property has been on the market for a total of **117** day(s)

Expiration Date: **5/31/2016**

Original Price: **\$289,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **117** day(s)

Office Market Time: Office has listed this property for **117** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Price History for 71943970

735 Harrison Ave U:W202, Boston, MA: South End, 02118-2344

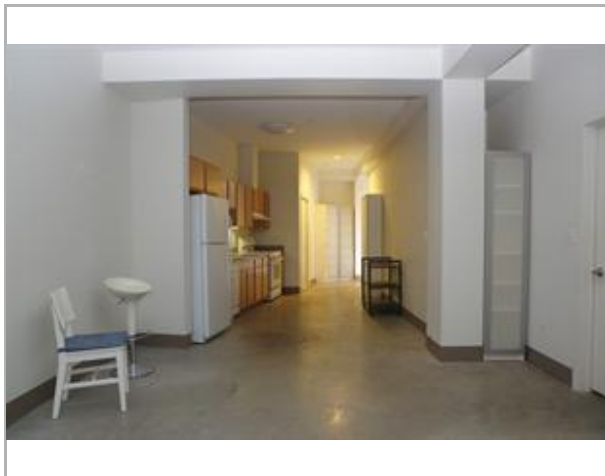
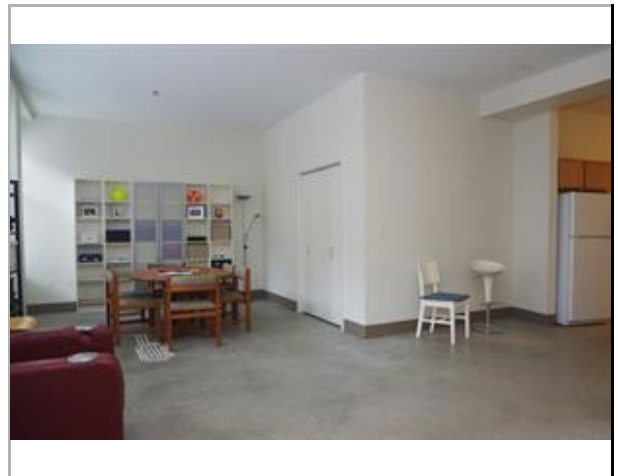
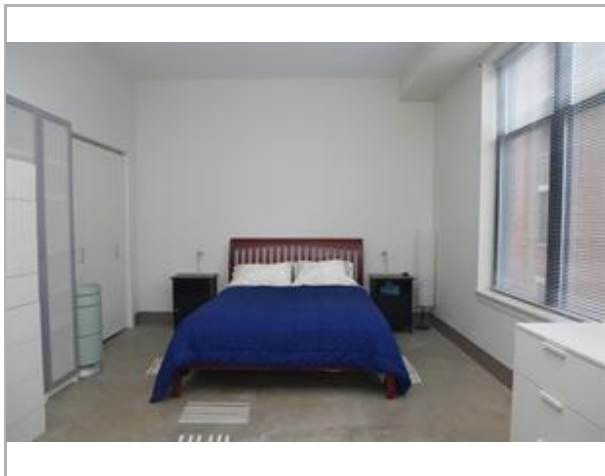
Date		Amount	%	DOM to PCG	DOM of PCG
12/30/2015	Listed for: \$289,000				
04/22/2016	Price Changed to: \$279,000	\$-10,000	3.46%	114	114
					Listing DOM: 117
					Property DOM: 117

**** Calculates and removes Offmarket activity in DOM Timeframe**

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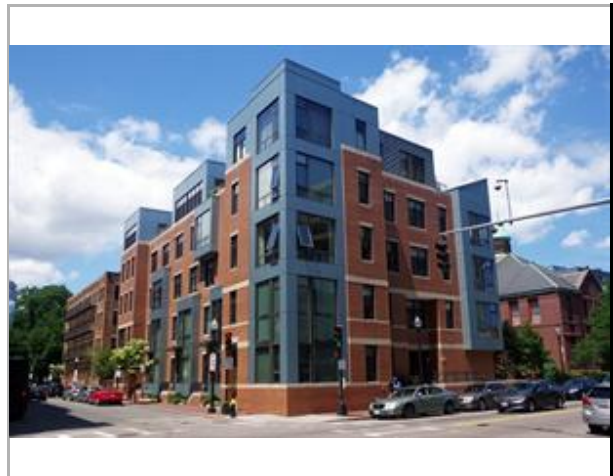
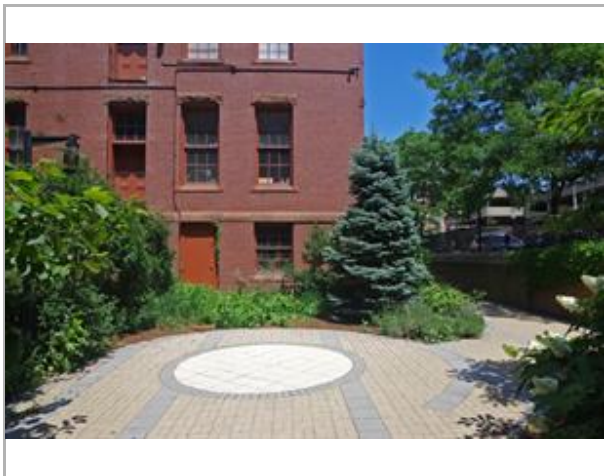
Condominium - Condo
List Price: ↓\$279,000



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