



**MLS # 72639964 - Active
Condo - Mid-Rise**

**735 Harrison Ave - Unit W404
Boston, MA: South End, 02118-2344
Suffolk County**

List Price: **\$309,000**

Unit Placement: **Middle** Total Rooms: **2**
 Unit Level: **4** Bedrooms: **1**
 Grade School: Bathrooms: **1f 0h**
 Middle School: Master Bath: **No**
 High School: Fireplaces: **0**
 Outdoor Space Available: **No**
 Handicap Access/Features:
 Directions: **On Harrison Avenue between East Newton Street and East Brookline Street.**

Remarks

BRA REGISTERED ARTIST UNIT (see disclosure below). Rarely available artist loft in the South End of Boston close to all the galleries on Harrison Avenue in the heart of the SOWA District! Do not miss this opportunity to purchase your own home. Create your art in a sun-splashed live/work space with an excellent layout. The Art Block Condominiums built in 2006, are located at 735 Harrison Avenue. This amazing space on the 4th floor in an elevator building, consists of almost 1,000 square feet, and features soaring ceilings, tall windows, concrete floors, gas cooking, a large island with seating in the kitchen, a loft-style bedroom for privacy, abundant closet space, and an open floor plan which provides great flexibility in use of space. Enjoy this fantastic location in the South End's vibrant Arts District, with neighborhood amenities including the SOWA Open Market, First Fridays, Open Studios, Farmers Market, Whole Foods and some of Boston's best restaurants.

Property Information

Approx. Living Area: **965 Sq. Ft. (\$320.21/Sq. Ft.)** Approx. Acres: **0.02 (965 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **1 Forced Air** Parking Spaces: **0 On Street Permit**
 Living Area Source: **Public Record** Cool Zones: **1 Central Air** Levels in Unit: **1**
 Living Area Disclosures:

Disclosures: **MUST BE A BRA REGISTERED ARTIST TO PURCHASE, BE A FIRST TIME BUYER AND MEET MAXIMUM INCOME RESTRICTIONS: as per attached statement: 1 Household - \$63,500. 2 Household - \$72,550. Proof of BRA Artist Certification and a Mortgage Pre-approval required before requesting a showing.**

Complex & Association Information

Complex Name: **Art Block** Units in Complex: **55** Complete: **Yes** Units Owner Occupied: **47** Source: **Mngt. Co.**
 Association: **Yes** Fee: **\$513 Monthly**
 Assoc. Fee Inclds: **Heat, Gas, Water, Sewer, Master Insurance, Elevator, Landscaping, Snow Removal, Refuse Removal**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	23X18	Window(s) - Bay/Bow/Box, Open Floor Plan
Dining Room:		23X18	Open Floor Plan
Kitchen:	1	15X8	Closet, Kitchen Island, Open Floor Plan
Master Bedroom:	1	13X18	Closet, Window(s) - Bay/Bow/Box
Bedroom 2:			Closet, Window(s) - Picture
Bath 1:	1	7X9	Bathroom - Full, Bathroom - With Tub & Shower, Closet
Laundry:	1		-
Entry Hall:	1	6X10	Closet

Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Highway Access, House of Worship, Public School, T-Station, University**
 Appliances: **Range, Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer**
 Association Pool: **No**
 Assoc. Security: **Intercom**
 Basement: **No**
 Beach: **No**
 Construction: **Brick, Stone/Concrete**
 Docs in Hand: **Floor Plans**
 Electric Features: **Circuit Breakers**
 Energy Features: **Insulated Windows**
 Exterior: **Brick, Stone**
 Flooring: **Concrete**
 Hot Water: **Natural Gas**
 Interior Features: **Cable Available**
 Management: **Professional - Off Site**
 Pets Allowed: **No**
 Restrictions: **Rentals, Other (See Remarks)**
 Roof Material: **Rubber**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Sewage District: **BWSC**
 Terms: **Contract for Deed**
 Utility Connections: **for Gas Range, for Gas Oven, Washer Hookup**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Elevator: **Yes**
 Disclosure Declaration: **No**
 Exclusions:
 Green Certified: **No**
 Laundry Features: **In Unit**
 Lead Paint: **None**
 UFFI: **Unknown** Warranty Features: **No**
 Year Built/Converted: **2006**
 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:08 P:01361 S:102**
 Assessed: **\$306,300**
 Tax: **\$3,228** Tax Year: **2019**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **RES**
 Map: Block: Lot:

Market History for 735 Harrison Ave U:W404, Boston, MA: South End, 02118-2344

MLS #	Date		DOM	DTO	Price
72639964	4/1/2020	Listed for \$309,000	23		\$309,000
Market History for Office Id: BB5522			23		
Market History for this property			23		