

**MLS # 71911112 - Active
Condo - Mid-Rise**



**735 Harrison Ave - Unit W203
Boston, MA: South End, 02118-2344
Suffolk County**

List Price: **\$296,243**

Unit Placement:
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:

Remarks

Amazing Artist Certified Boston Redevelopment Authority Resale loft style condo in the the South End. 2nd floor condo has huge open floor plan, large windows through out, 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. TThe 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 forms.

Property Information

Approx. Living Area: **984 Sq. Ft. (\$301.06/Sq. Ft.)** Approx. Acres: **0.02 (984 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: **DND affordable resale condo. Buyer must be artist certified through the BRA. Tax estimate based upon FY 16 released by Boston, & include residential exemption. Proper pre-approval letter from a qualified lender must be submitted with offer.**

Complex & Association Information

Complex Name: Units in Complex: **55** Complete: Units Owner Occupied: Source:
Association: **Yes** Fee: **\$427 Monthly**
Assoc. Fee Incls: **Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds**
Special Assessments: **Yes - \$43 - The imposed temporary fee increase RO \$427 (i.e. the temp increase May 2015 of \$43) will end when the board of trustees meets again at end of the year to go over the 2016 Budget.**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|------|-------|------|----------|
|------|-------|------|----------|

Features

Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat, Highway Access, House of Worship, Public School, University**
Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Assoc. Security: **Intercom**
Basement: **No**
Beach: **No**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
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:082**
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: **9/28/2015**

Days on Market: Property has been on the market for a total of **210** day(s)

Expiration Date: **6/30/2016**

Original Price: **\$296,243**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **210** day(s)

Office Market Time: Office has listed this property for **210** day(s)

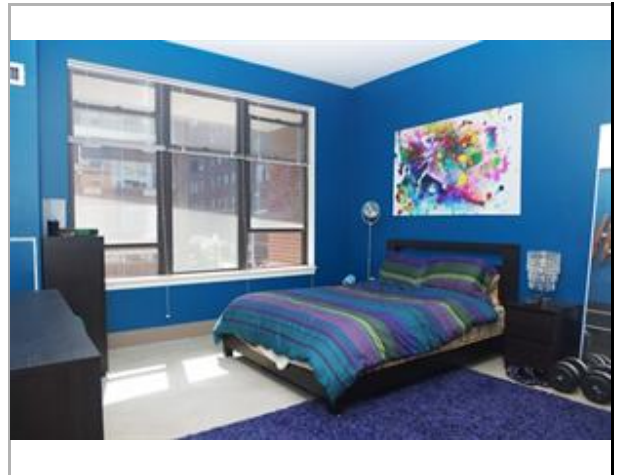
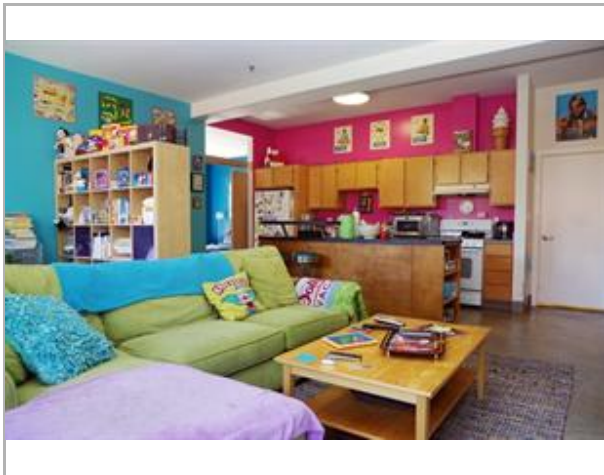
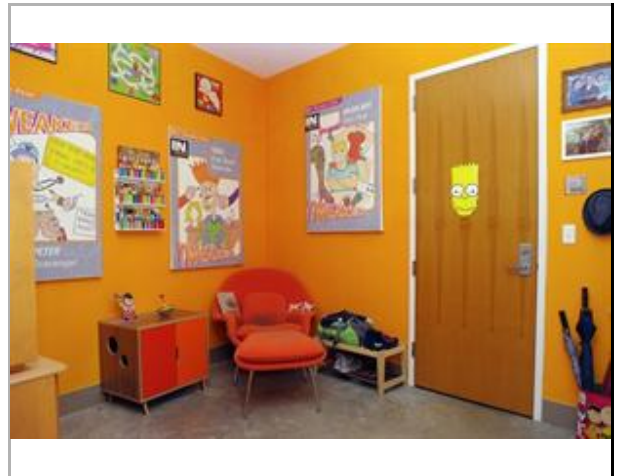
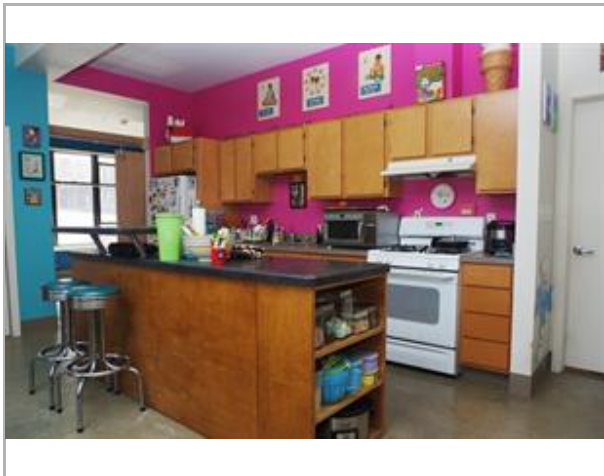
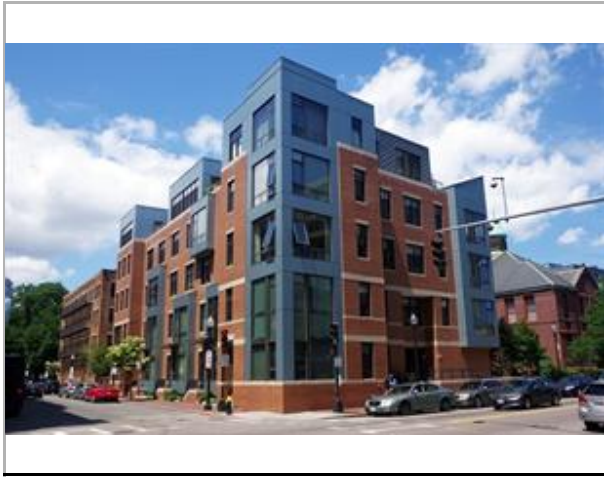
Cash Paid for Upgrades:

Seller Concessions at Closing:

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