METROLIST

Sales

Moderate Income Affordable Homeownership Opportunity

The Armory Condominiums
380 Bunker Hill Street, Charlestown, MA 02129
www.ArmoryLottery.com

6 Moderate Income Affordable Units

# of Units	Type (#BRs / Loft / Studio)	Price	% Income
1	1 Bedroom	$173,900	Up to 80%
1	2 Bedroom	$203,600	Up to 80%
1	2 Bedroom + Den	$203,600	Up to 80%
1	2 Bedroom + Den	$262,700	100%*
1	2 Bedroom + Den	$262,700	100%*
1	3 Bedroom	$299,700	100%*

** Minimum income limits apply.*

Maximum Income Limit

HH size	**Up to 80%**	**100%**
1	$55,150	$68,950
2	$63,050	$78,800
3	$70,900	$88,650
4	$78,800	$98,500
5	$85,100	$106,400
6	$91,400	$114,250

Households may request an application be sent by email or mail from **November 30th – December 14th** through the following methods:

Visit: **www.ArmoryLottery.com**
Email: Armory@maloneyproperties.com
Call: 617-209-5250

Applications will also be available in person on the following dates and times

Date	Time
Monday, November 30th	10:00AM - 2:00PM
Thursday, December 3rd	3:00PM - 7:00PM
Saturday, December 5th	10:00AM - 2:00PM

Location: **St. Francis Bishop Lawton Hall,**
313 Bunker Hill Street Charlestown, MA 02129

Completed applications must be returned by mail
Postmarked no later than **December 21st**

Mail to:
Maloney Properties, Inc.
Attention: Armory Lottery
27 Mica Lane, Wellesley MA 02481

Selection by lottery. Asset, Use & Resale Restrictions apply.
Preference for Boston Residents. Preference for households with at least one person per Bedroom.
Preference for First-Time Homebuyers.

For more info or reasonable accommodations,
call Maloney Properties, Inc. 617-209-5250 or
email: Armory@MaloneyProperties.com
www.MaloneyRealEstate.com

EQUAL HOUSING OPPORTUNITY

Equal Housing Opportunity

NEW LISTING!

120 Manthorne Road #1
West Roxbury
2 bed / 1 bath with 995 square feet
Condo Fee: $142

Listed For:
$345,000

OPEN HOUSE
SUNDAY, NOVEMBER 22ND
1:00PM - 2:30PM

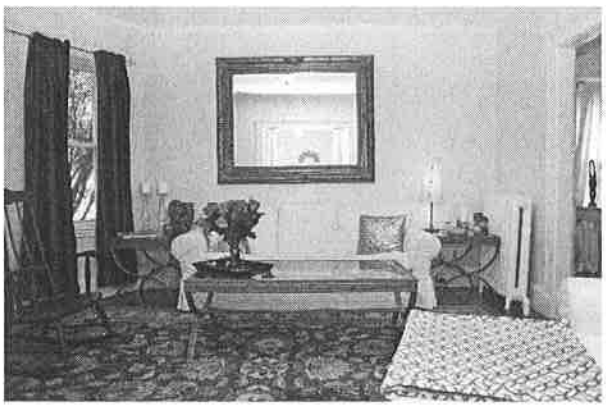
Welcome home to lovely 2 bedroom condo in a fantastic location. Tastefully decorated with hardwood fir floors and an eat-in kitchen with maple cabinets and a gas range. Each bedroom has a ceiling fan and large closets. There are 2 deeded parking spaces and a nicely fenced in back yard. Ample storage in the basement and a private washer-dryer which will stay with the home. Finally a condo that is pet friendly, too. Move in condition.

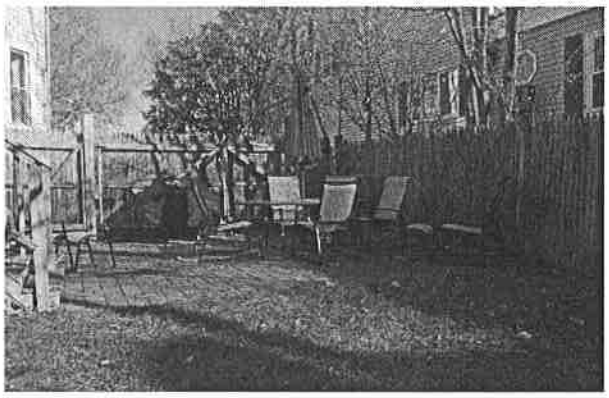
First showings at Open House Sunday, November 22nd 1:00pm to 2:30pm.

Interested in buying your first home ?

Don't know where to start?

Contact me!





Rich Hornblower
Coldwell Banker
137 Newbury Street

EQUAL HOUSING OPPORTUNITY

COLDWELL BANKER
RESIDENTIAL BROKERAGE

Boston, MA 02116
(617) 694-0091
Rich.Hornblower@NEMoves.com

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THE LANCASTER

1501 COMMONWEALTH AVENUE | BRIGHTON, MA

One, Two, & Three bed condominiums starting in the $400K's

UNDER CONSTRUCTION | PRE-SALES HAVE BEGUN

OCCUPANCY IN LATE SUMMER 2015

For More Information, Contact:

P.T. Vineburgh
lancaster@charlesgaterealty.com
617.648.9591

LANCASTERBOSTON.COM

EQUAL HOUSING OPPORTUNITY

NEW DND AFFORDABLE RESALE LISTING!

330 Meridian Street #5
East Boston
2 bed / 1 bath with 942 square feet
Condo Fee: $266

Listed For:
$249,000

OPEN HOUSE
SATURDAY, NOVEMBER 21ST
1:00PM - 2:15PM

Department of Neighborhood Development Affordable resale condo in the heart of the East Boston. Condo includes: washer / dyer, water views extra storage and is close to the Blue Line!

This unit is subject to DND approval of buyer's eligibility application.
1 buyer must make under $48,800 to purchase the unit.
2 household members must make under $55,800.
3 house hold members must make under $62,700.
4 household members must make under $69,700.
Please inquire about eligibility requirements up to 8 people, or see attached sheet.

After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under $75,000 in liquid assets. The asset limit does not

include many kinds of retirement money and education savings. Buyer(s) must complete Home Buyer 101 prior to purchase. Buyer(s) must be a first time home buyer. First showing are at Open House Saturday 1:00pm to 2:15pm.

Interested in buying your first home or affordable condo? Don't know where to start?

I Am Boston's Number #1 Agent On Affordable Resale Condos!

Contact me!

Rich Hornblower
Coldwell Banker
137 Newbury Street

EQUAL HOUSING OPPORTUNITY

COLDWELL BANKER
RESIDENTIAL BROKERAGE

Boston, MA 02116
(617) 694-0091
Rich.Hornblower@NEMoves.com

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10 Photos

MLS # 71937557 - New
Condo - Mid-Rise

156 Porter St - Unit 122
Boston, MA : East Boston 02128-2122
Suffolk County

List Price: **$261,566**

Unit Placement: **--**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Avail: **Yes - Common**
Handicap Access/Features: **--**
Directions: **Near Airport Blue Line Station.**

Total Rooms: **2**
Bedrooms: **1**
Bathrooms: **1f 0h**
Master Baths: **--**
Fireplaces: **0**

Remarks

This Boston Redevelopment Authority Resale one bedroom loft condo has it all: central AC, loft bedroom, deeded parking spot, common roof deck, common club room, hardwood floors, stainless steel appliances, over-sized windows and convenient access to Logan airport & Blue Line. Plus a bonus loft space that can be built out! This unit is subject to Boston Redevelopment Authority approval of buyer's BRA eligibility application. 1 buyer must make under $55,150 and 2 people under $63,050. Buyer 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. Buyer(s) must have under $75,000 in assets. The asset limit does not include most kinds of retirement money, and education savings. Please inquire for other eligibility and household restrictions prior to showing. First showings Sunday, December 6th 12:00-1:15pm.

Property Information

Approx. Living Area: **779 sq. ft. ($335.77/sq. ft.)**
Living Area Includes:
Living Area Source: **Other**
Living Area Disclosures:
Disclosures:

Approx. Acres: **0.02 (715 sq. ft.)**
Heat Zones: **Forced Air**
Cool Zones: **Central Air**

Garage Spaces: **0** **--**
Parking Spaces: **1** **Deeded**
Levels in Unit: **1**

Complex & Association Information

Complex Name: **Porter 156**
Units in Complex: **225** Complete: **--**
Units Owner Occupied: Source:
Association: **Yes** Fee: **$ 149**
Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Clubroom, Reserve Funds**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features

Features

Area Amenities: **Public Transportation, Shopping, Park, Highway Access, T-Station**
Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Assoc. Security: **Intercom**
Basement: **No**
Beach: **Yes**
Pets Allowed: **Yes w/ Restrictions -Other (See Remarks)**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Elevator: **--**
Laundry Features: **--**
Exclusions:
Lead Paint: **Unknown**
UFFI: **--** Warranty Features: **--**
Year Built/Converted: **1910/**
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:01 P:04164 S:054**
Assessed: **$218,100**
Tax: **$762** Tax Year: **2015**
Book: **39006** Page: **205**

Cert: **00015608**
Zoning Code: **n/a**
Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.
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MLS # 71933842 - Active
Condo - Mid-Rise

424 Massachusetts Ave - Unit 101
Boston, MA : South End 02118-3505
Suffolk County
Unit Placement: **Street**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Avail: **Yes - Private**
Handicap Access/Features:
Directions: **Mass Ave., North of Columbus**

List Price: **$380,818**

Total Rooms: **4**
Bedrooms: **2**
Bathrooms: **1f 0h**
Master Bath:
Fireplaces: **0**

Remarks

***** BRA Affordable Housing Program Resale -- 120% AMI *** Subject to household size based income restrictions at application/closing (1 person: $82,750; 2: $94,550; 3:$106,400; 4: $118,200), family asset limitation of $100,000 (excluding retirement) and owner occupancy requirement. If you qualify, this is an amazing deal for a modern (building is ~10 years old) high end condo in the South End for only $380k. Stainless kitchen, hardwood in living areas, high end appliances and fixtures, 2 bedrooms, small balcony.**

Property Information

Approx. Living Area: **850 sq. ft. ($448.02/sq. ft.)**
Living Area Includes:
Living Area Source: **Unit Floor Plan**
Living Area Disclosures: **from city records**

Approx. Acres: **0.02 (850 sq. ft.)**
Heat Zones: **Forced Air**
Cool Zones: **Central Air**

Garage Spaces: **0 --**
Parking Spaces: **0 On Street Permit**
Levels in Unit: **1**

Disclosures: **BRA deed restrictions on resale limiting price increase to 5% per year, requiring a qualified buyer and disallowing rentals.**

Complex & Association Information

Complex Name:
Units in Complex: **10** Complete: **Yes**
Units Owner Occupied: Source:
Association: **Yes** Fee: **$370 Monthly**
Assoc. Fee Inclds: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Air Conditioning, Reserve Funds**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, T-Station**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**
Association Pool: **No**
Assoc. Security: **Intercom**
Basement: **No , --**
Beach: **No**
Docs in Hand: **Master Deed, Unit Deed, Floor Plans**
Exterior: **Brick**
Exterior Features: **Balcony**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Other (See Remarks)**
Waterfront: **No**
Water View: **No, --**

Other Property Info

Adult Community: **No**
Elevator: **Yes**
Disclosure Declaration: **No**
Exclusions: **Washer & Dryer is not included in the price.**
Facing Direction: **West**
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: Warranty Features:
Year Built/Converted: **2004/**
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:09 P:00731 S:012**
Assessed: **$356,500**
Tax: **$4317** Tax Year: **2015**
Book: **0** Page: **0**
Cert:
Zoning Code: **CC**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Cambridge Capital Advisors (617) 964-1031**
Listing Agent: **David Harelick (617) 398-0123**
Team Member: **David Harelick (617) 398-0123**
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, Appointment Required, Other (See Special Showing Instructions)**
Showing: Facilitator: **Call List Agent, Appointment Required, Other (See Special Showing Instructions)**
Special Showing Instructions: **Showing to be scheduled after evidence of loan pre-approval and income qualification**

Compensation
Sub-Agent: **Not Offered**
Buyer Agent: **0.84%**
Facilitator: **0%**
Compensation Based On: **Net Sale Price**

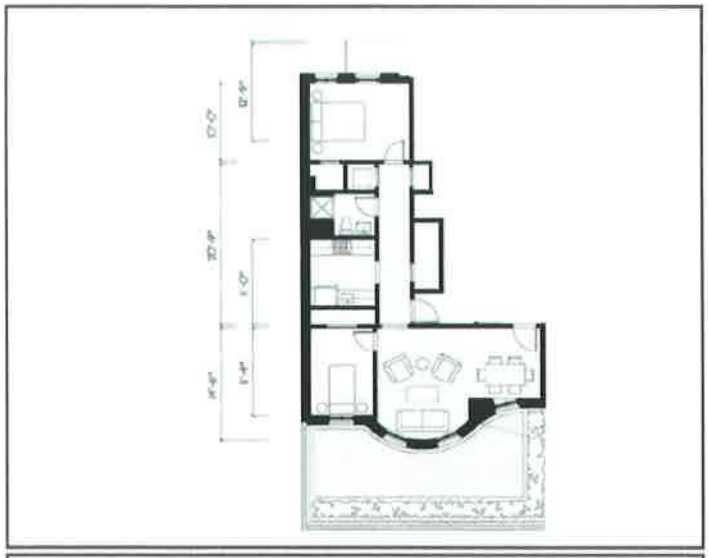
Firm Remarks

Due to the nature of the program, the commission share available is limited. Buyer's broker should negotiate with their buyer for the amount they need beyond what is offered. No additional commission charged by a buyer's broker may be included in the sales price.

Market Information

Listing Date: **11/16/2015**
Days on Market: Property has been on the market for a total of **16** day(s)
Expiration Date:
Original Price: **$380,818**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **16** day(s)
Office Market Time: Office has listed this property for **16** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:



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Affordable Single Family House Opportunity

1A Drayton Avenue, Dorchester

Price: $280,000

Square Feet: 1,588

Bedrooms: 3

Bathrooms: 1 Full/1Half

Taxes: $3,120.75 (2015)
**Does not include residential tax exemption. 2015 Boston Residential Exemption was $1,879.53.*

Affordable Single Family House Opportunity

Do not miss out on this 1,588 Square Feet Single Family 3 bedroom with parking!

This floor plan offers 3 levels of living. The 1st floor Includes a large eat in kitchen with granite island, ideal for cooking! Off the kitchen is the living room and half bathroom.

The second floor includes two bedrooms and full bathroom. Upstairs on the 3rd floor offers a large bedroom and expansive walk-in closet.

1 parking space included.

This is not a condo, so there is No Condo Fees!

Income Limit:
1 HH—$48,800
2 HH—$55,800
3 HH—$62,750

Asset Limit: $75,000

Does not include retirement,
Includes gift money and real estate

Maloney Properties Inc.

Contact **Jonathan Diffenbach** at 978-835-6196 or jdiffenbach@maloneyproperties.com

Affordable Condo Opportunity

735 Harrison Avenue #W102, South End

Price: $269,900

Square Feet: 997

Bedrooms: 1

Bathrooms: 1 Full

Condo Fee: $397
(includes heat, hot water, sewer, master insurance, elevator, snow removal, refuse removal)

Taxes: $3,051.72 (2015)

Rare BRA Artist Affordable Loft

This is a very cool designed building located in the heart of South End.

This 997 Square Foot loft offers an expansive floor plan, includes soaring ceilings and large windows which brings in a lot of natural light. There are many possibilities in setting up the living space, the main selling point of any loft! Other details include: walk in California Closets, washer/dryer, modern polished cement floors. Minutes to SOWA Open Market and Farmers Market, South End great restaurants, and the new South End Whole Foods.

Income Limit:
1 HH—$48,800
2 HH—$55,800
3 HH—$62,750

Asset Limit: $75,000

Does not include retirement,
Includes gift money and real estate

Must be a BRA certified artist to purchase

Maloney Properties Inc.

Contact **Jonathan Diffenbach** at 978-835-6196 or jdiffenbach@maloneyproperties.com

Robert Nichols - Boston Trust Realty Group
617-448-5112 Robert@BTRealtyGroup.com

MLS # 71879924 - New
Condo - Townhouse

241 Norfolk St - Unit D
Boston, MA : Dorchester 02124-3340
Suffolk County
Unit Placement: **Street**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Avail:
Handicap Access/Features:
Directions: **Morton to Norfolk or Washington to Norfolk**

List Price: **$199,000**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **1f 1h**
Master Bath:
Fireplaces: **0**

Remarks

This is a great opportunity for a first time home buyer to purchase a renovated town house. The property features an updated kitchen, renovated baths, new flooring finished basement, updated electrical and new wall to wall carpeting in the bedrooms. This property is income restricted home ownership opportunity. Buyer must be owner occupant and meet 80% income restriction guidelines. Ask agent for details or see MLS attachments.

Property Information

Approx. Living Area: **1321 sq. ft. ($150.64/sq. ft.)**
Living Area Includes:
Living Area Source: **Other**
Living Area Disclosures:
Disclosures: **80% AMI Income and resale restiction**

Approx. Acres: **0.03 (1482 sq. ft.)**
Heat Zones: **Electric**
Cool Zones: **0 None**

Garage Spaces: **0 --**
Parking Spaces: **0 On Street Permit**
Levels in Unit: **3**

Complex & Association Information

Complex Name:
Units in Complex: **38** Complete:
Units Owner Occupied: **29** Source: **76%**
Association: **Yes** Fee: **$269.67**
Assoc. Fee Incds: **Water, Sewer, Master Insurance, Road Maintenance, Landscaping, Snow Removal**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		--
Dining Room:	1		--
Family Room:	B		--
Kitchen:	1		--
Master Bedroom:	2		--
Bedroom 2:	2		--
Laundry:	B		--

Features

Area Amenities: **Public Transportation, Public School**
Basement: **Yes , Full, Finished**
Beach: **No**
Construction: **Frame**
Exterior: **Vinyl**
Hot Water: **Electric**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: Warranty Features:
Year Built/Converted: **1988/**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **W:17 P:01640 S:066**
Assessed: **$115,400**
Tax: **$1397** Tax Year: **2015**
Book: **54311** Page: **285**
Cert: **028538**
Zoning Code: **RES**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Boston Trust Realty Group (617) 674-2077**
Listing Agent: **Robert L. Nichols Jr. (617) 448-5112**
Team Member:
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 Office, Other (See Special Showing Instructions)**
Showing: Facilitator: **--**
Special Showing Instructions: **Email - Lydia@BTRealtyGroup.com**

Compensation
Sub-Agent: **Not Offered**
Buyer Agent: **2.25%**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Market Information

Listing Date: **7/27/2015**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date:
Original Price: **$199,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

CUE REALTY
Pathway to Home Ownership

Champion Urban Edge
CUE Realty
1542 Columbus Avenue
Boston, MA 02119
617.877.0363

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Mortgage Calculator
Our Agents

Linda Champion
Vice President and Managing Broker
CUE Realty (License No. 9917)
1542 Columbus Avenue
Roxbury, Massachusetts 02119

Cell Phone: 617.877.0363
Email: lchamp7@comcast.net

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8 Photos

MLS # 71867717 - Active
Single Family - Attached

101 Hamilton Street - Unit 101
Boston, MA : 02125
Suffolk County

List Price: **$289,900**

Style: **Colonial**
Color:
Total Rooms: **5**
Bedrooms: **3**
Full/Half/Master Baths: **1/1/No**
Fireplaces: **0**
Grade School:
Middle School:
High School:
Directions: **Clarkston to Hamilton**

Remarks

Affordable single family attached home in City of Boston under $300K. Max resale price determined by City of Boston. Subject to deed and income restrictions. Enjoy three levels of living, high ceilings in basement which can be used as a family room, playroom, or office. This townhouse-style single family home with 3 sun filled bedrooms boasting ample closet space and attic storage. Fenced yard with off-street parking, eat-in kitchen, with a comfortable master bedroom. Must be a first time home buyer at 80% AMI. Sale subject to City of Boston approval.

Property Information

Approx. Living Area: **1273 sq. ft.**
Approx. Acres: **0.06 (2826 sq. ft.)**
Garage Spaces: **0** --
Living Area Includes:
Heat Zones: **Forced Air**
Parking Spaces: **2 Tandem, Paved Driveway**
Living Area Source: **Public Record**
Cool Zones: **None**
Approx. Street Frontage:
Living Area Disclosures:
Disclosures: **City of Boston approval required. Income restrictions. Deed restrictions apply.**

Room Levels, Dimensions and Features

Room	Level	Size	Features

Features

Area Amenities: **Public Transportation, Shopping, Public School**
Basement: **Yes Full**
Lender Owned: **No**
Short Sale With Lender Approval Required: **No**
Beach: **No**
Foundation Size:
Foundation Description: **Poured Concrete**
Lot Description: **Corner**
Road Type: **Public**
Terms: **Other (See Remarks)**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Tenants personal property**
Home Own Assn: **No**
Lead Paint: **None, Unknown**
UFFI: **No** Warranty Available:
Year Built: **1991** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:

Tax Information

Pin #:
Assessed: **$223,600**
Tax: **$2813** Tax Year: **2014**
Book: **41943** Page: **33**
Cert:
Zoning Code: **RES**

Application Period Extended, Previous Advertised Phone Number Was Incorrect

Moderate Income Homeownership Opportunity

881 East 2nd Street, South Boston MA 02127

2 Affordable Units

# of Units	BR Size	Price	% Income
2	2	$262,700	100%

Maximum Income Limit

HH size	100%
1	$68,950
2	$78,800
3	$88,650
4	$98,500
5	$106,400
6	$114,250

Households may request an application be sent by email or mail from November 24th – December 2nd through the following methods:

Email: 881condosales@gmail.com
Call: 401-207-2671

Location: 881 East 2nd Street, South Boston MA 02127

Completed applications must be returned by the deadline – remit by mail only:
Postmarked no later than **December 9th**
Boston Real Estate Capital
Attention: 881 East 2nd Lottery
10 Post office Square, 8th floor, Boston, MA 02109

Selection by lottery. Asset, Use & Resale Restrictions apply. Preference for Boston Residents. Preference for households with at least one person per Bedroom. Preference for First-Time Homebuyers.

Boston Redevelopment Authority (BRA) Affordable Condo

320 West 3rd #202, South Boston

Price: $252,518

Condo Fee: $126

Bedroom: 1

Bathroom: 1

Square Feet: 665

Year Built: 2003

Income Limit: 80% AMI

Household Size	Maximum Income Limit
1	$55,150
2	$63,050
3	$70,900
4	$78,800

Asset Limit: $75,000 not including retirement.

Visit our website for floor plans:

http://www.maloneyrealestate.com/320-west-3rd-south-boston-bra-condo-resale

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Contact Jonathan Diffenbach for questions:
617-209-5212
jdiffenbach@maloneyproperties.com

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Affordable Condos and Rentals

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 Avail:
Handicap Access/Features:
Directions: **On Harrison Ave.**

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

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 located in complex. Condo is subject to DND approval of buyer's DND eligibility application. One buyer can make up to $48,800, 2 people $55,800, 3 people up to $62,750 and 4 people up to $69,700 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. Buyer(s) must have under $75,000 in liquid assets. Can not be a cash buyer. The asset limit does not include most kinds of retirement money, and education savings. 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 FY15 released by Boston. Not all banks /credit unions/ mortgage companies can write loans for this type of units. 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 Inclds: **Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

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**

Other Property Info

Disclosure Declaration: **No**
Exclusions:

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**

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: **$252,000**
Tax: **$1172** Tax Year: **2015**
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:
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

After an offer is accepted the buyer will be given BRA application that must be completed within a few days for submission to the BRA. 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 **29** day(s)
Expiration Date: **3/31/2016**
Original Price: **$296,243**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **29** day(s)
Office Market Time: Office has listed this property for **29** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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MLS # 71912841 - Active
Condo - Mid-Rise

113 Sumner St - Unit 65
Boston, MA : East Boston
02128-2318
Suffolk County

List Price: **$275,000**

Unit Placement:
Unit Level: **6**
Grade School:
Middle School:
High School:
Outdoor Space Avail: **No**
Handicap Access/Features:

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

Directions: **Entrance on the harbor/waterfront side on the back of Sumner Street.**

Remarks

Fantastic Boston Redevelopment Authority Resale 6th floor 1 bedroom / 1 bath condo includes: elevator building, views of the harbor, hard wood floors through out, washer & dryer hook ups and central AC. Condo is subject to Boston Redevelopment Authority approval of buyer's BRA eligibility application. 1 member household may make up to $82,750. 2 member Household may make up to $94,550. Buyer must not own any other property, and must use this condo 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. Buyer(s) must have under $75,000 in liquid assets. Can not be a cash buyer. The asset limit does not include most kinds of retirement money, and education savings. Please inquire for other eligibility and household restrictions prior to showing. No dogs allowed in building. Right next to the Maverick Blue Line stop!

Property Information

Approx. Living Area: **671 sq. ft. ($409.84/sq. ft.)**
Approx. Acres: **0.02 (671 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: **Tax estimate based upon FY15 released by Boston. Not all banks /credit unions/ mortgage companies can write loans for this type of units. Proper pre-approval letter from a qualified lender must be submitted with offer. No dogs allowed in building.**

Complex & Association Information

Complex Name:
Units in Complex: **30** Complete:
Units Owner Occupied:
Source:

Association: **Yes** Fee: **$411** **Monthly**

Assoc. Fee Inclds: **Heat, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Air Conditioning**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Laundromat, Highway Access, House of Worship, Marina, Public School, T-Station**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Appliances: **Range, Dishwasher, Refrigerator**
Association Pool: **No**
Assoc. Security: **Intercom**
Basement: **No , --**
Beach: **Yes**
Pets Allowed: **Yes w/ Restrictions -Other (See Remarks)**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **Yes, Harbor**
Water View: **Yes, Harbor**

Lead Paint: **Unknown**
UFFI: Warranty
Features:
Year Built/Converted: **2004/**
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:01 P:05402 S:356**
Assessed: **$190,400**
Tax: **$426** Tax Year: **2015**
Book: **38150** Page: **1**
Cert: **00130588**
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:
Sale Office:
Sale Agent:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2**
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 call 617 694 0091 for showings and to discuss buyer eligibility.**

Firm Remarks

Note per the BRA the commission is paid on top of the sales price to equal the accepted offer price. Not from the gross price. Please inquire. Please make sure your clients qualify prior to showing requests. Buyer(s) can never have owned any property.

Market Information

Listing Date: **10/1/2015**
Days on Market: Property has been on the market for a total of **132** day(s)
Expiration Date: **1/31/2016**
Original Price: **$275,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **26** day(s)
Office Market Time: Office has listed this property for **26** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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MLS # 71811546 - Active
Condo - Low-Rise

535 Harrison Ave - Unit A103
Boston, MA : South End
02118-4414
Suffolk County

List Price: **$359,000**

Unit Placement: **Street**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Avail: **No**
Handicap Access/Features:

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

Directions: **On Harrison Avenue. Cross street is Waltham Street**

Remarks

Department of Neighborhood Development Affordable resale condo in the heart of the South End. Condo includes: washer / dyer, extra storage and is close to the new Whole Foods! This unit is subject to DND approval of buyer's eligibility application. 1 buyer must make under $82,750 to purchase the unit. 2 household members must make under $94,550. 3 house hold members must make under $106,400. 4 household members must make under $108,350. Please inquire about eligibility requirements up to 8 people, or see attached sheet. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under $75,000 in liquid assets. The asset limit does not include many kinds of retirement money and education savings. Buyer(s) must complete Home Buyer 101 prior to purchase. Buyer(s) must be a first time home buyer. Don't miss this chance to purchase an affordable unit well below market rate.

Property Information

Approx. Living Area: **672 sq. ft. ($534.23/sq. ft.)**
Approx. Acres: **0.02 (672 sq. ft.)**
Garage Spaces: **0 --**

Living Area Includes:
Heat Zones: **Hot Water Baseboard**
Parking Spaces: **0 On Street Permit**

Living Area Source: **Other**
Cool Zones: **Central Air**
Levels in Unit: **1**

Living Area Disclosures:

Disclosures: **Proper pre-approval letter from a qualified lender must be submitted with offer as not all companies can write these mortgages. DND affordable resale at 120% of medium income limits. See attached DND income/asset documents. Tax estimate based upon FY15 released by Boston. You can not rent this unit.**

Complex & Association Information

Complex Name:
Units in Complex: **187** Complete: **Yes**
Units Owner Occupied:
Source:

Association: **Yes** Fee: **$283**

Assoc. Fee Inclds: **Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Medical Facility, Highway Access, House of Worship, Public School, T-Station, University**

Assoc. Security: **Intercom**

Other Property Info

Elevator: **Yes**
Disclosure Declaration: **No**
Exclusions:

Basement: **No , --**
Beach: **No**
Exterior: **Brick**
Management: **Professional - Off Site**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **2002/**
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:03 P:06455 S:016**
Assessed: **$342,200**
Tax: **$2265** Tax Year: **2015**
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:
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**
Showing: Facilitator: **--**
Special Showing Instructions:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **n/a**
Compensation Based On: **Gross/Full Sale Price**

Firm Remarks

Please review income & asset restrictions with your client before showing request. Note: per the DND the commission is paid on top of the sales price. Not from the gross sale price. Please inquire. Buyer(s) can never have owned ANY property.

Market Information

Listing Date: **4/6/2015**
Days on Market: Property has been on the market for a total of **204** day(s)
Expiration Date: **12/31/2015**
Original Price: **$393,712**
Off Market Date:

Listing Market Time: MLS# has been on for **204** day(s)
Office Market Time: Office has listed this property for **204** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

Sale Date:

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