

**MLS # 70294540 - New****Condo - Rowhouse**

**82 Appleton St. - Unit 3**  
**Boston, MA : South End 02116**  
**Suffolk County**  
 Total Rooms: **3**  
 Full/Half/Master Baths: **1/0/**  
 Unit Placement: --  
 Grade School:  
 High School:  
 Directions:

List Price: **\$429,000**

Bedrooms: **1**  
 Fireplaces: **0**  
 Unit Level: **4**  
 Middle School:

**Remarks**

Beautiful one bedroom penthouse with open floorplan features a bow front window, exposed brick, large bathroom, w/d, spacious bathroom, and hardwood floors. A private roof deck is accessed from inside the unit. The luxuries of city living can be all yours-walking distance to both orange, commuter, and green lines, Tremont shops and restaurants, and Copley Mall. Pet friendly building.

**Property Information**

Acres:  
 Heat Zones: **Hot Water Baseboard, Common, Unit Control**  
 Cool Zones: **Window AC**  
 Gross Living Area: **640 sq. ft.**  
 Gross Living Area Source: **Master Deed**  
 Living Levels: **1**  
 Garage Spaces: **0 --**  
 Parking Spaces: **0 --**

**Complex & Association Information**

Complex Name:  
 Association: **Yes** Fee: **\$189.2**  
 Units in Complex: **3** Complete:  
 Fee Includes: **Heat, Hot Water, Water, Master Insurance, Exterior Maintenance**  
 Units Owner Occupied: Source:

**Room Levels, Dimensions and Features**

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

**Features**

Area Amenities: **Public Transportation, Shopping, Park**  
 Appliances: **Range, Wall Oven, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Association Pool:  
 Basement: **No**  
 Beach: **No**  
 Construction: **Brick**  
 Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements**  
 Exterior: **Brick**  
 Exterior Features: **Deck**  
 Flooring: **Wood**  
 Management: **Owner Association**  
 Roof Material: **Rubber**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Electric Range, for Electric Oven**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available:  
 Year Built/Converted: **1890/1896**  
 Year Built Source: **Owner**  
 Year Built Desc: **Approximate**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$246,500**  
 Tax: **\$1428** Tax Year: **05**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **0**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Keller Williams Realty** (508) 528-1000  
 Listing Agent: **Steven Cohen** (617) 641-8778  
 Team Member:  
 Sale Office:  
 Sale Agent:  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agent: **Call List Office**  
 Showing: Buyer-Agent: --  
 Showing: Facilitator: **Call List Office**  
 Special Showing Instructions:

**Compensation**

Sub-Agent: **2.5**  
 Buyer Agent: **2.5**  
 Facilitator: **2.5**

**Market Information**

Days on Market: **2**  
 Listing Date: **11/15/2005**  
 Expiration Date:  
 Off Market Date:  
 Sale Date:  
 Original Price: **\$435,000**