

**\$825,000**

1,380 Sq. Ft.

Condo Fee

\$150/mo.

Taxes

\$4,862/year

(with residential  
exemption)

# 474 Columbus Avenue, #3

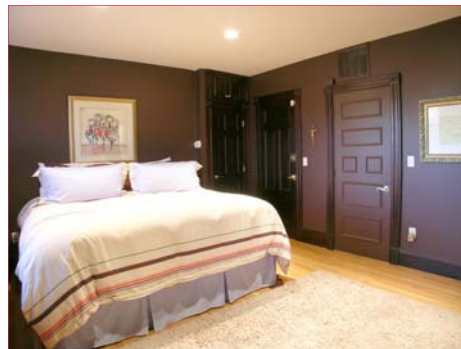
SOUTH END CONDOMINIUM

## Exquisite Oversized Floor Though Home

Wonderful views and light in this corner 2 bedroom plus den/ 2 bath home offering over 1,300 sq. feet on one level. Gracious entry hall leads to large living room with bay window, significant original woodwork, fireplace and coffered ceilings. Den or third bedroom is directly off living area. Fabulous eat-in



kitchen with dining bay features granite counters, cherry cabinets with pewter hardware and stainless steel appliances. Backsplash is tumbled marble with hand painted tile inserts. Two bedrooms in the rear including huge master suite with great closets and marble bath with



Jacuzzi tub. Additionally, the home features central air conditioning, laundry hook-up, and new paint and wallpaper. There is a private roof deck with spectacular skyline views. Located on restaurant row, this fine home is steps from everything the South End and Back Bay have to offer.



**Steven  
Cohen**

Exclusive Listing  
Agent

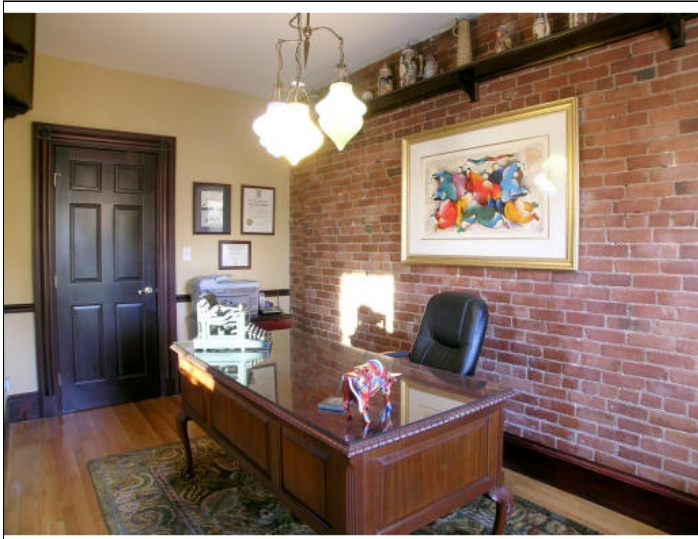
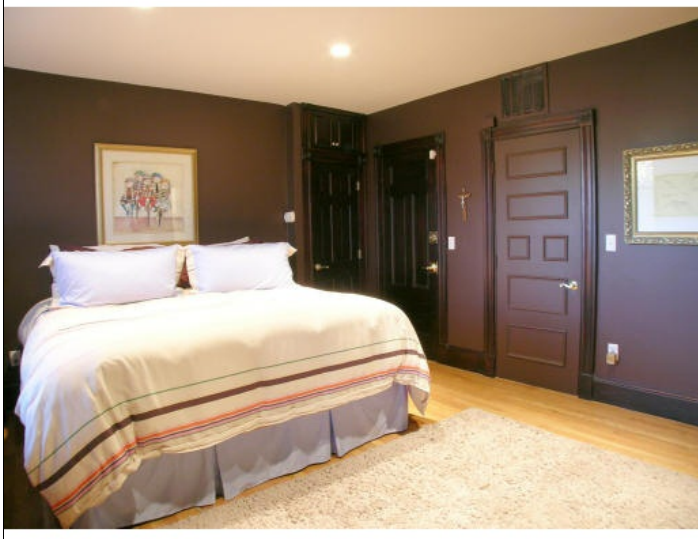
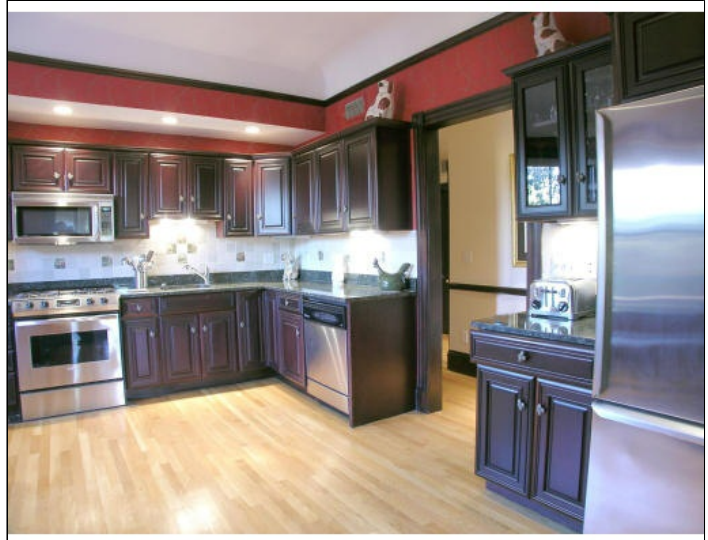
**617-641-8778**

24-hour voice mail

530 Tremont St.  
Boston, MA 02118  
617-592-8000

info@stevencohenteam.com  
www.StevenCohenTeam.com  
www.kw.com

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**474 Columbus Ave. - Unit 3**  
**Boston, MA 02118**  
**Condo**

MLS #: <b>70285181</b>	Status: <b>Active</b>
List Price: <b>\$825,000</b>	Sale Price:
List Date: <b>10/27/2005</b>	Sale Date:
Days on Market: <b>6</b>	Off Market Date:
County: <b>Suffolk County</b>	Area: <b>South End</b>



**Property Features**

Rooms: <b>5</b>	Style: <b>Rowhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Full Bath: <b>2</b>	Acres:
Half Bath: <b>0</b>	Lot Size:
Master Bath:	Gross Living Area: <b>1375 sqft</b>
Fireplaces: <b>1</b>	Garage: <b>0 --</b>
Year Built: <b>1875</b>	Parking: <b>0 --</b>
No. Units: <b>3</b>	Unit Level <b>3</b> Placement: <b>--</b>
Association: <b>Yes</b>	Fee: <b>\$150</b>
Fee Includes: <b>Water, Master Insurance</b>	

**Room Descriptions**

Room	Level	Size	Features

**Features**

Appliances: **Range, Microwave, Refrigerator**  
 Basement: **No**  
 Cooling: **Central Air**  
 Exterior Features: **Other (See Remarks)**  
 Heating: **Forced Air, Gas**  
 Lead Paint: **Unknown**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **No --**

**Remarks**

**Exquisite oversized floor through. More than 1,300 square feet. Significant original woodwork. Stainless appliances, pewter knobs on kitchen cabinets, handpainted tiles, freshly painted throughout w/Ralph Lauren paints. A/C & heating unit redone in 2003, alarm. Coffered ceilings. Newly redone wall paper. Significant upgrades. Water heater only 3 years old.**

**Tax Information**

Pin #:  
 Assessment: **\$0**  
 Taxes: **\$4862** Tax Year: **05**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **0**  
 Map: Block: Lot:

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