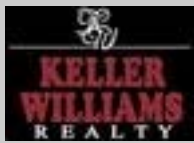


**\$869,000**

**1,545 Sq. Ft.**

**Condo Fee  
\$189/mo.**

**Taxes  
\$5,440/year  
(with residential  
exemption)**



**Jennifer Gelfand**

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**Steven Cohen**

Exclusive Listing Agent

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# 474 Columbus Avenue, #4

SOUTH END CONDOMINIUM

**Oversized corner penthouse combines classic original detail with every modern luxury.**

**Generous floor space of over 1500 square feet on one level rarely found in the South End!** Three exposures and 15 windows highlight stunning 3 bedroom/2 bath penthouse. Enter to grand staircase leading to large skylit reception hall. In front is a spacious living/dining room with fireplace and bay window with pretty cityscape views.



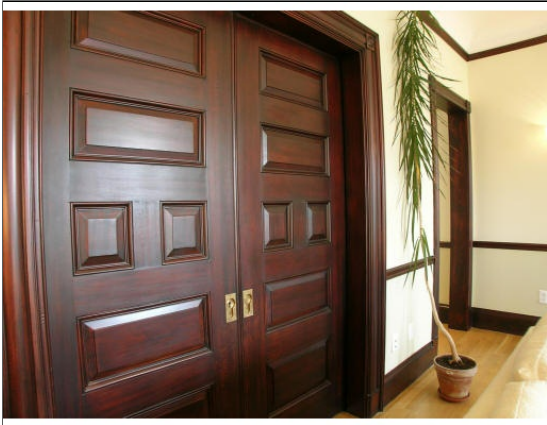
Perfect study or 3<sup>rd</sup> bedroom is off the living room. Beautiful original mahogany double pocket doors open to amazing eat-in kitchen with dining bay, granite counters, ample custom wood cabinets and stainless steel appliances. There is central air conditioning, a separate laundry room, a home security system, and a large private roof deck with panoramic views.

The rear offers two large bedrooms with excellent storage including walk-in closet in the master, plus two glittering Italian marble tile baths. Also features restored woodwork, chair rails and hardwood floors throughout. All this in a top location on restaurant row, convenient to everything the South End and Back Bay have to offer.



Broker/salespersons represent the seller, not the buyer, in marketing, negotiation and sale of property unless otherwise disclosed. However, the broker/salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. All listing information is given in good faith and deemed reliable but is offered subject to errors and omissions, changes in price, prior sale, or withdrawal without notice.





**Listing Office Information**

**Office:** Keller Williams Realty  (508) 528-1000  
**Agent:** Jennifer Gelfand  (617) 230-2829

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**MLS # 70284444 - Active  
Condo - Townhouse**

**474 Columbus Avenue - Unit 4  
Boston, MA : South End 02118  
Suffolk County**  
Total Rooms: **5**  
Full/Half/Master Baths: **2/0/Yes**  
Unit Placement: **Top/Penthouse, Corner**  
Grade School:  
High School:  
Directions:

List Price: **\$869,000**

Bedrooms: **3**  
Fireplaces: **1**  
Unit Level: **4**  
Middle School:

**Remarks**

Beautifully renovated corner penthouse unit located in picturesque SE neighborhood w/2+ beds and fireplace. Pet friendly building. Great footprint w/1545 sq. ft. on 1 floor, 15 windows on 3 sides of the unit, 2 skylights, original mahogany pocket doors w/restored original woodwork on molding & chair rails. There are 2 baths both w/floor to ceiling decorative Italian tiles & Jacuzzi. Eat-in-kitchen & bathrooms feature granite countertops. Topping off this dream home is a fantastic roof deck.

**Property Information**

Acres:  
Heat Zones: **Central Heat**  
Cool Zones: **Central Air**  
Gross Living Area: **1546 sq. ft.**  
Gross Living Area Source: **Other**  
Living Levels: **4**  
Garage Spaces: **0 --**  
Parking Spaces: **0 --**

**Complex & Association Information**

Complex Name:  
Association: **Yes** Fee: **\$189**  
Units in Complex: **4** Complete: **Yes**  
Fee Includes: **Water, Sewer, Master Insurance**  
Units Owner Occupied: **4** Source: **owner**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park**  
Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Association Pool:  
Basement: **No**  
Beach: **No**  
Docs in Hand: **Master Deed, Rules & Regs**  
Exterior Features: **Other (See Remarks)**  
Flooring: **Wood**  
Interior Features: **Security System, Cable Available**  
Management: **Owner Association**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Utility Connections: **for Gas Range**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built/Converted: **1900/**  
Year Built Source: **Owner**  
Year Built Desc: **Approximate, Unknown/Mixed**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$0**  
Tax: **\$5440** Tax Year: **2005**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **0**  
Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Keller Williams Realty** (508) 528-1000  
Listing Agent: **Jennifer Gelfand** (617) 230-2829  
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: **Call List Office**  
Showing: Facilitator: **Call List Office**  
Special Showing Instructions: **Next day showings. Call Jennifer at 617-230-2829 or Steven at 617-641-8778**

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

**Market Information**

Days on Market: **9**  
Listing Date: **10/26/2005**  
Expiration Date:  
Off Market Date:  
Sale Date:  
Original Price: **\$899,000**