

**\$895,000**

*1,380 Sq. Ft.  
(plus basement)*

*Condo Fee  
\$150/mo.*

*\$5,808/year  
(with residential  
exemption)*

# 23 Dwight Street, #2

SOUTH END CONDOMINIUM

**Elegant two bedroom, two and one half bath  
duplex on pretty side street.**

This stunning penthouse duplex is filled with light and offers beautiful views from many rooms. The second level features living room with great city views and a wood burning fireplace, plus separate formal dining room with dormer windows that could also be used as a study or third bedroom. Beautifully renovated kitchen with granite counters and stainless steel appliances opens to living area. An elegant half bath with granite countertops is also on this level.



The entry level has a large master bedroom with gas fireplace, bay windows, walk-in closet and Jacuzzi bath and granite counter tops en suite. The spacious guest bedroom also offers a full bath with pedestal sink.

Staircase leads to wonderful private roof deck with sweeping skyline views.

Other features include a tandem parking space for two cars directly behind the building, hardwood floors throughout, laundry, central air conditioning, alarm system, direct entry into the home and additional basement storage.

All this in the great Eight Streets neighborhood, steps to the BCA and everything the South End has to offer.



**KELLER  
WILLIAMS®**  
REALTY



**Steven  
Cohen**

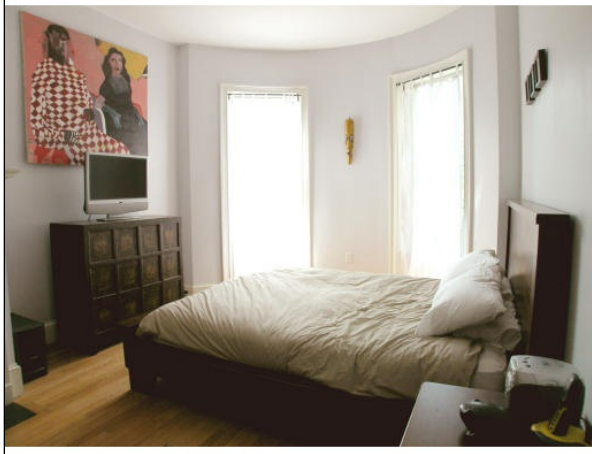
Exclusive Listing  
Agent  
**617-641-8778**  
24-hour voice mail

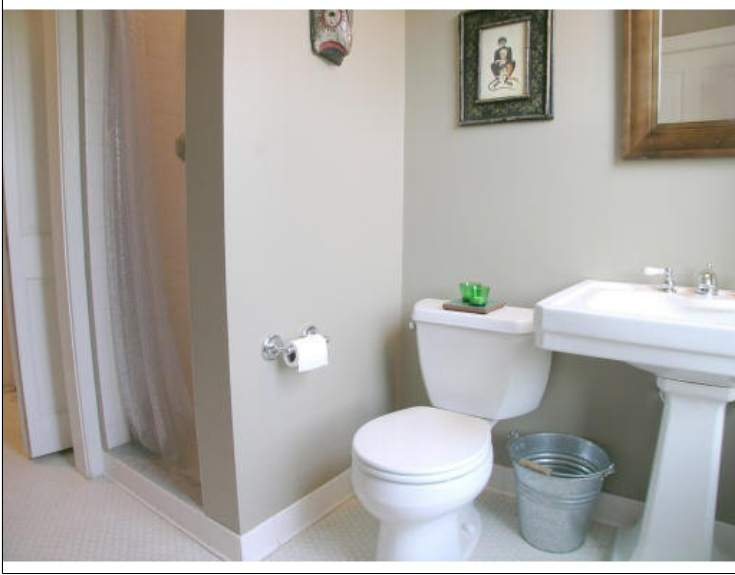
530 Tremont St.  
Boston, MA 02118  
617-592-8000

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

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:** Steven Cohen  (617) 641-8778

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. Content ©2005 MLS Property Information Network, Inc.

**MLS # 70277072 - Price Change****Condo - Rowhouse****23 Dwight - Unit 2**List Price: **\$895,000****Boston, MA : South End 02118****Suffolk County**Total Rooms: **5**Bedrooms: **3**Full/Half/Master Baths: **2/1/1**Fireplaces: **2**Unit Placement: **--**Unit Level: **2**

Grade School:

Middle School:

High School:

Directions:

**Remarks**

Large master suite, walk-in closet, downtown views, en-suite bathroom with pocket doors, large basement storage, Eight Streets neighborhood, direct entry to unit, hardwood floors, granite/stainless in kitchen, granite in 2 baths, 3rd bath w/pedestal sink, Jacuzzi, alarm, ac, large formal dining room that could be used for third bedroom/study, 1 reg. fireplace in liv. room, 1 gas fireplace in master, sunny, high ceilings, bay window, roof deck, renovated kitchen. Tandem parking for 2.

**Property Information**

Acres:	Gross Living Area: <b>1380 sq. ft.</b>	Garage Spaces: <b>0 --</b>
Heat Zones: <b>Forced Air</b>	Gross Living Area Source: <b>Owner</b>	Parking Spaces: <b>2 Tandem</b>
Cool Zones: <b>Central Air</b>	Living Levels: <b>2</b>	

**Complex & Association Information**

Complex Name:	Units in Complex: <b>2 Complete:</b>	Units Owner Occupied: <b>Source:</b>
Association: <b>Yes</b> Fee: <b>\$150</b>	Fee Includes: <b>Hot Water, Water, Sewer, Master Insurance</b>	

**Room Levels, Dimensions and Features**

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

**Features**

Area Amenities: **Public Transportation, Shopping**  
 Association Pool:  
 Basement: **Yes**  
 Beach: **No**  
 Flooring: **Wood**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **No**



**Other Property Info**

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

**Tax Information**

Pin #:  
 Assessed: **\$0**  
 Tax: **\$5088.44** Tax Year: **05**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **0**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: <b>Keller Williams Realty</b>  (508) 528-1000	<b>Compensation</b>
Listing Agent: <b>Steven Cohen</b>  (617) 641-8778	Sub-Agent: <b>2.5</b>
Team Member:	Buyer Agent: <b>2.5</b>
Sale Office:	Facilitator: <b>0</b>
Sale Agent:	
Listing Agreement Type: <b>Exclusive Right to Sell</b>	
Entry Only: <b>No</b>	
Showing: Sub-Agent: <b>Call List Office</b>	
Showing: Buyer-Agent: <b>Call List Office</b>	
Showing: Facilitator: <b>--</b>	
Special Showing Instructions:	

**Market Information**

Days on Market: **15**  
 Listing Date: **10/12/2005**  
 Expiration Date:  
 Off Market Date:  
 Sale Date:  
 Original Price: **\$929,000**