

\$595,000

*Parking
available for
\$60,000*

1,359 Sq. Ft.

*Condo Fee
\$636/mo.
(includes parking)*

*Taxes
\$4,597/year
(without residential
exemption)*



Steven Cohen

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485 Harrison Avenue, #507

LOFT CONDOMINIUM

Fabulous South End Loft!

Fabulous light and open layout highlight this sophisticated urban home in hottest South End neighborhood. Huge entertainment sized living/dining room open to contemporary kitchen with gas cooking, granite counters, maple cabinets and stainless steel appliances.



Wonderful dyed and scored concrete floors and eleven windows throughout the space. There are two full baths and plenty of room for two bedrooms. Large storage area at the entry plus huge walk-in closet and home security system. Also, central air conditioning, private laundry, common roof deck and one garage parking space.

All this in a newly renovated, professionally managed elevator building in the heart of the arts district, close to everything the South End has 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.



**MLS # 70284500 - New
Condo - Loft**
485 Harrison Ave. - Unit 507
Boston, MA : South End 02118
Suffolk County

List Price: **\$595,000**

Total Rooms: 1
Full/Half/Master Baths: **2/0/**
Unit Placement: **Corner, Front**
Grade School:
High School:
Directions:

Bedrooms: **0**
Fireplaces: **0**
Unit Level: **5**
Middle School:

Remarks

Unit has 11 windows, primarily south facing. Unbelievable light, dyed and scored concrete floors 2 full baths, entry hall closet storage unit plus huge walk-in. Potential for 2 bedrooms. Private laundry, maple, granite and stainless kitchen. Common roof deck. Garage parking spot #26 is available for an additional \$60,000.

Property Information

Acres:	Gross Living Area: 1359 sq. ft.	Garage Spaces: 1 --
Heat Zones: Central Heat, Forced Air, Gas	Gross Living Area Source: Owner	Parking Spaces: 0 --
Cool Zones: Central Air	Living Levels: 1	

Complex & Association Information

Complex Name:	Units in Complex: 40 Complete: Yes	Units Owner Occupied: Source:
Association: Yes Fee: \$636.1	Fee Includes: Heat, Hot Water, Water, Master Insurance	

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping**
Appliances: **Range, Dishwasher, Disposal, Microwave, Washer, Dryer**
Association Pool:
Basement: **No**
Beach: **No**
Exterior Features: **Other (See Remarks)**
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: **2004/**
Year Built Source: **Owner**
Year Built Desc: **Actual**
Year Round:

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$4596.72** Tax Year: **05**
Book: **0** Page: **0**
Cert:
Zoning Code: **0**
Map: Block: Lot:

Office/Agent Information

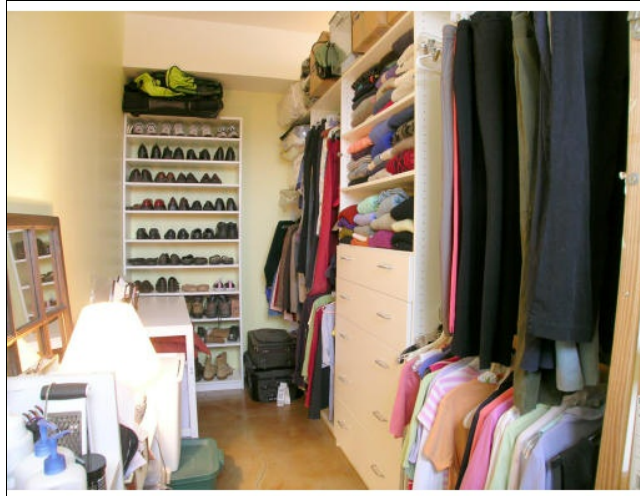
Listing Office: **Keller Williams Realty** (508) 528-1000
Listing Agent: **Steven Cohen** (617) 641-8778
Team Member:
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Call List Office**
Showing: Buyer-Agent: **Call List Office**
Showing: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

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

Market Information

Days on Market: **1**
Listing Date: **10/26/2005**
Expiration Date:
Off Market Date:
Sale Date:
Original Price: **\$595,000**


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