

\$1,075,000

1,905 Sq. Ft.

**Condo Fee
\$400/mo.**
*(includes heat
and hot water)*

**Taxes
\$7,173/year**
*(estimated,
includes
residential
exemption)*



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40 Montgomery Street, #2

SOUTH END CONDOMINIUM

Penthouse Triplex Condominium

Private entrance up the main stairs to a beautiful 3 bedroom/2-1/2 bath home fully renovated in 2003. Enter to formal parlor with high ceilings, crown molding and original marble mantel plus plenty of room for a dining area. Glittering eat-in kitchen in the rear features granite counters, Shaker-style cabinets and state-of-the-art appliances. There are



hardwood floors and substantial original woodwork throughout the home. The second floor offers a gracious living room with fireplace and bay window, guest bedroom and full bath. The penthouse level features a spacious master bedroom plus third bedroom or office and full bath.

Additionally, there is central air conditioning, private laundry and home security system. All this on a quiet, tree-lined street 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.