



**MLS # 70905319 - Active
Condo - Rowhouse, Brownstone**

26 Yarmouth Str - Unit 1

Boston, MA : Back Bay 02116

Suffolk County

Total Rooms: **5**

Full/Half/Master Baths: **2/1/Yes**

Unit Placement: **Street**

Grade School:

High School:

Directions: **off Dartmouth str and Columbus Ave**

List Price: **\$1,088,000**

Bedrooms: **2**

Fireplaces: **2**

Unit Level: **1**

Middle School:

Remarks

TOTALLY RENOVATED 2 BEDROOM DUPLEX IN THE PRESTIGIOUS BOSTON AREA - HISTORICAL DISTRICT - STEPS TO COPLEY SQ, PRUDENTIAL CENTER, MALLS, THE T, RESTAURANTS. CUSTOM MAPLE CABINETRY AND GAS-FIRED FIREPLACE IN THE LIVING ROOM; GRANITE COUNTERTOPS, BOSCH SS APPLIANCES IN THE KITCHEN; JACUZZI AND SHOWER STALL IN THE MASTER BATHROOM. LARGE PATIO. PARKING SPOT IS AVAILABLE. CURRENTLY LEASED TILL JULY 31, 2010.

Property Information

Approx. Living Area: **1779 sq. ft. (\$611.58/sq. ft.)**

Living Area Includes:

Living Area Source: **Unit Floor Plan**

Living Area Disclosures:

Approx. Acres:

Heat Zones: **Forced Air, Gas**

Cool Zones: **Central Air**

Garage Spaces: **0 --**

Parking Spaces: **0 --**

of Living Levels: **2**

Complex & Association Information

Complex Name: **26 Yarmouth Realty Trust**

Association: **Yes** Fee: **\$170**

Units in Complex: **3** Complete: **Yes**

Units Owner Occupied: **1** Source:

Fee Includes: **Water, Sewer, Master Insurance**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Features			
Area Amenities: Public Transportation, Shopping, Walk/Jog Trails			
Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer			
Association Pool:			
Basement: No			
Beach: No			
Construction: Brick			
Electric Features: 110 Volts, Circuit Breakers			
Energy Features: Insulated Windows			
Exterior: Brick			
Exterior Features: Enclosed Patio			
Hot Water: Natural Gas			
Interior Features: Security System, Cable Available			
Management: Professional - Off Site			
Roof Material: Asphalt/Fiberglass Shingles, Rubber			
Sewer and Water: City/Town Water			
Waterfront: No			
Other Property Info			
Disclosure Declaration: No			
Disclosures:			
Exclusions:			
Lead Paint: Unknown			
UFFI: Unknown Warranty Available:			
Year Built/Converted: 1890/2007			
Year Built Source: Public Record			
Year Built Desc: Actual			
Year Round:			
Tax Information			
Pin #:			
Assessed: \$1,045,700			
Tax: \$11115 Tax Year: 2009			
Book: 0 Page: 0			
Cert:			
Zoning Code: res			
Map: Block: Lot:			

Office/Agent Information

Listing Office: **William Raveis R. E. & Home Services** (617) 731-7737

Listing Agent: **Natalja Zurman** (617) 593-2170

Team Member:

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Req'd**

Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Req'd**

Special Showing Instructions:

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **2.0**

Lender Owned: **Undisclosed**

Short Sale With Lender Approval Required: **Unknown**

Market Information

Listing Date: **4/18/2009**

Days on Market: Property has been on the market for a total of **238** day(s)

Expiration Date:

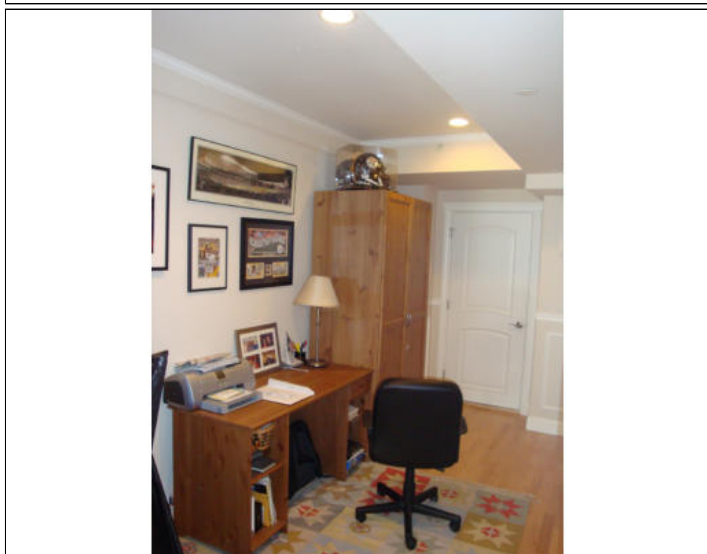
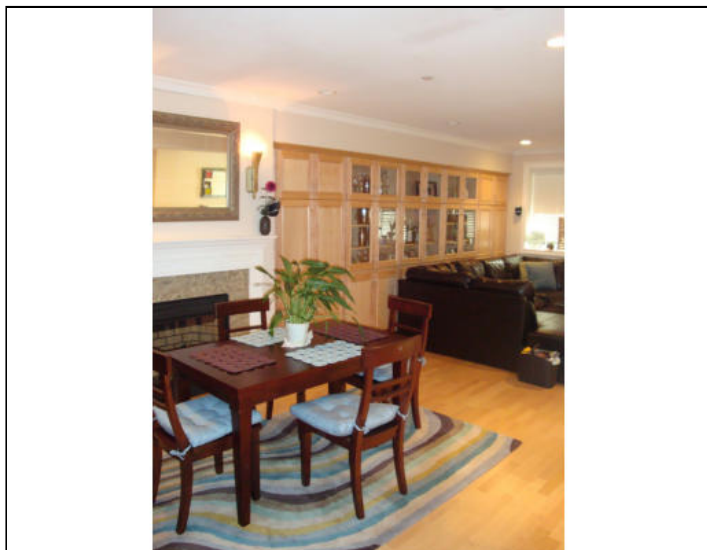
Original Price: **\$1,098,000**

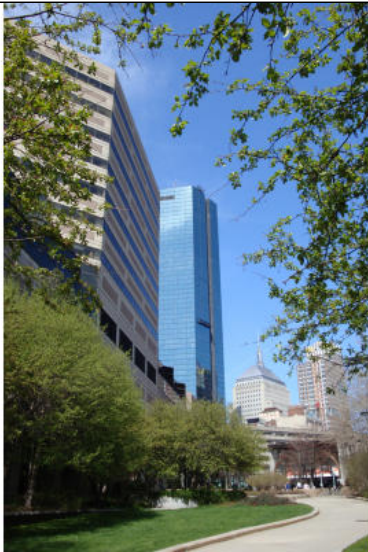
Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **180** day(s)

Office Market Time: Office has listed this property for **180** day(s)





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