

**MLS # 70906701 - Active**  
**Condo - Rowhouse**  
**26 Yarmouth str - Unit 2**  
**Boston, MA : Back Bay 02116**  
**Suffolk County**

List Price: **\$618,000**

Total Rooms: **3**  
 Full/Half/Master Baths: **1/1/Yes**  
 Unit Placement: --  
 Grade School:  
 High School:  
 Directions: **Off Dartmouth and Columbus str**

Bedrooms: **1**  
 Fireplaces: **1**  
 Unit Level: **2**  
 Middle School:

**Remarks**

**THE ENTIRE BUILDING WAS GUTTED TO SHELL IN 2007 - EVERYTHING'S NEW - PLUMBING, WIRING, INSULATED WINDOWS, BIRCH WOOD FLOORS, CABINETS, SS BOSCH APPLIANCES, GRANITE COUNTER TOP, LARGE PRIVATE DECK. LOCATED IN THE HISTORICAL DISTRICT OF BOSTON - STEPS TO COPLEY SQUARE, MALLS, RESTAURANTS, TRAIN/COMMUTER RAIL. CURRENTLY LEASED TILL MAY 31, 2010.**

**Property Information**

Approx. Living Area: **733 sq. ft. (\$843.11/sq. ft.)**  
 Living Area Includes:  
 Living Area Source: **Owner**  
 Living Area Disclosures:

Approx. Acres: **0**  
 Heat Zones: **Forced Air**  
 Cool Zones: **Central Air**

Garage Spaces: **0 --**  
 Parking Spaces: **0 --**  
 # of Living Levels: **1**

**Complex & Association Information**

Complex Name: **26 Yarmouth Str Realty Trust**  
 Association: **Yes** Fee: **\$70**

Units in Complex: **3** Complete:  
 Units Owner Occupied: **1** Source:  
 Fee Includes: **Water, Sewer, Master Insurance, Snow Removal**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Medical Facility**  
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Association Pool:  
 Basement: **No**  
 Beach: **No**  
 Exterior: **Brick**  
 Flooring: **Wood**  
 Management: **Professional - Off Site**  
 Pets Allowed: **Yes w/ Restrictions (See Remarks)**  
 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: **1899/**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Actual**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$453,700**  
 Tax: **\$4822** 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: **24 hour notice**

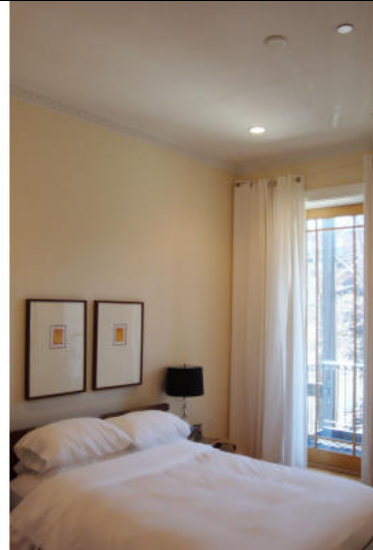
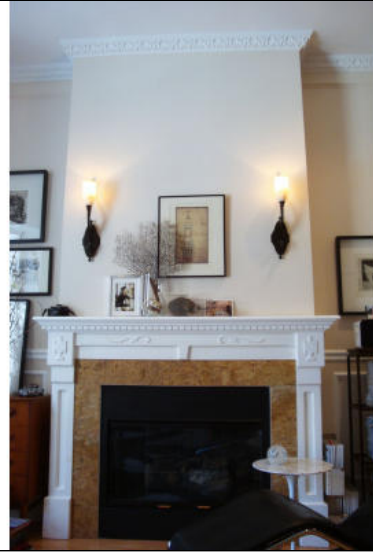
**Compensation**

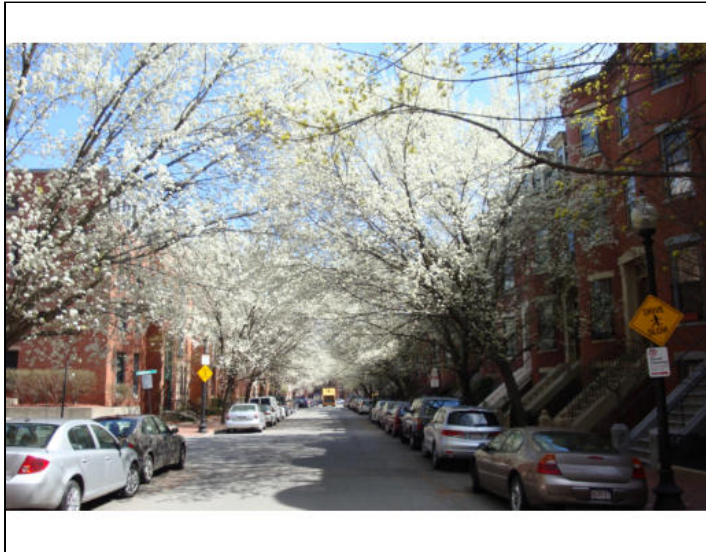
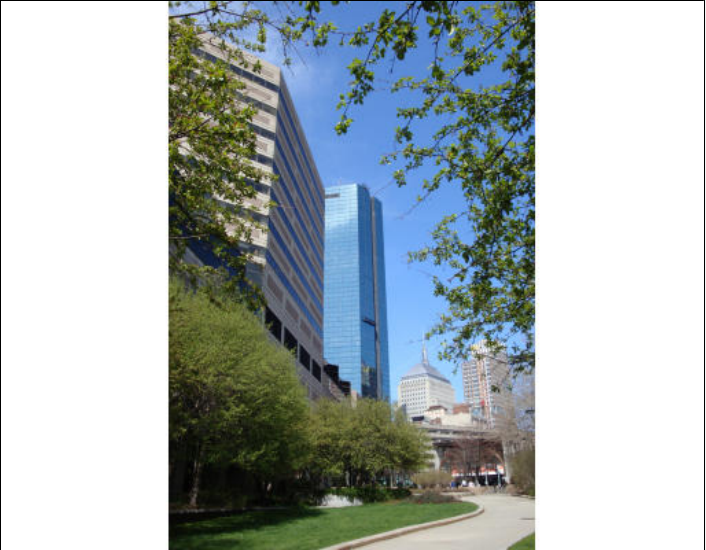
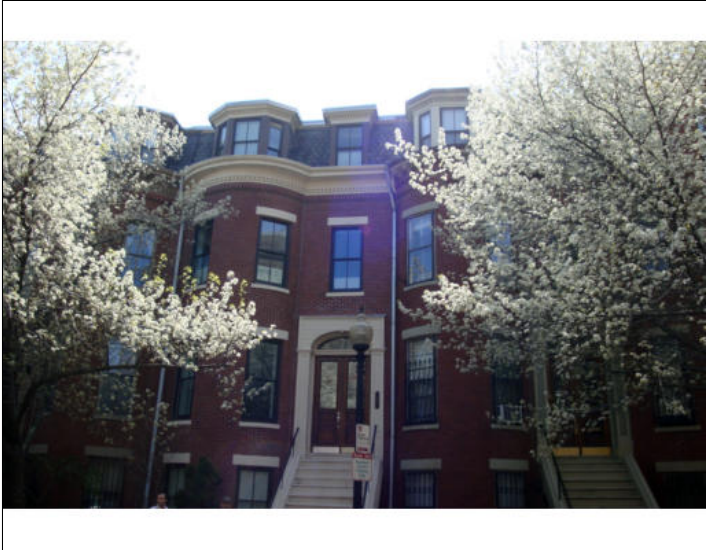
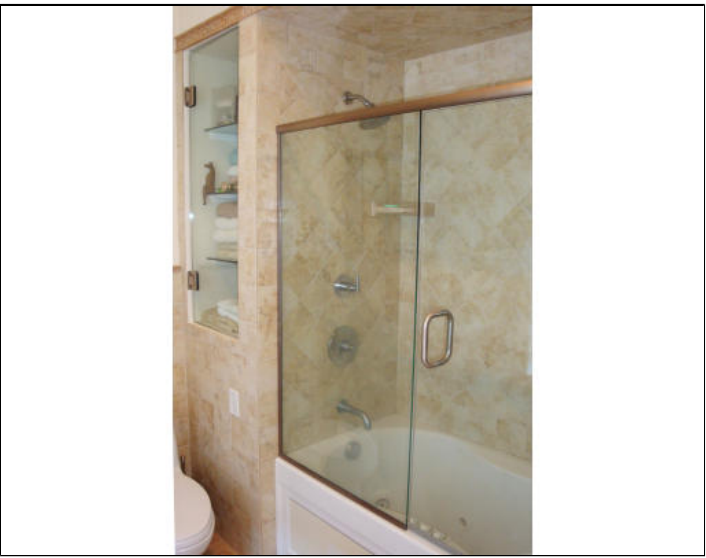
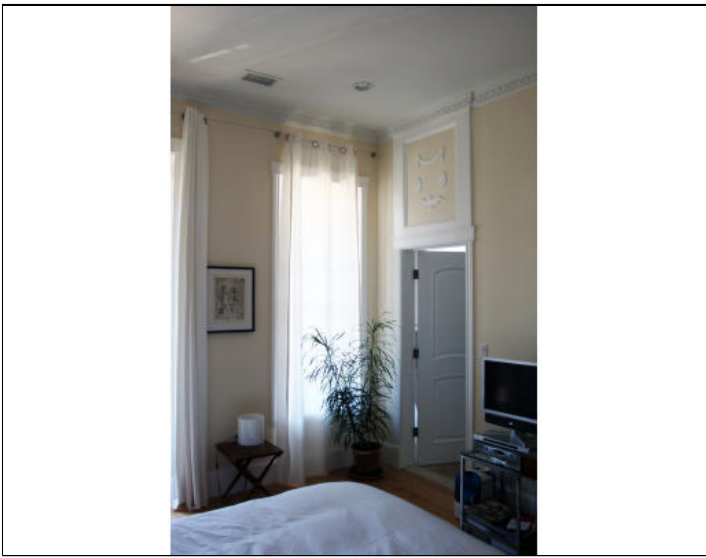
Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **2**  
 Lender Owned: **Undisclosed**  
 Short Sale With Lender Approval Required: **Unknown**

**Market Information**

Listing Date: **4/21/2009**  
 Days on Market: Property has been on the market for a total of **177** day(s)  
 Expiration Date:  
 Original Price: **\$628,000**  
 Off Market Date:  
 Sale Date:

Listing Market Time: MLS# has been on for **177** day(s)  
 Office Market Time: Office has listed this property for **177** day(s)





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