



**MLS # 70779160 - Sold  
Condo - Mid-Rise**

**285 Columbus Ave - Unit 808  
Boston, MA : Back Bay 02116**

**Suffolk County**

Total Rooms: **4**  
Full/Half/Master Baths: **2/0/**  
Unit Placement: **Front**

Grade School:  
High School:

Directions: **Corner of Columbus and Clarendon**

List Price: **\$1,075,000**  
Sale Price: **\$1,035,000**

Bedrooms: **2**  
Fireplaces: **0**  
Unit Level: **4**  
Middle School:

**Remarks**

**New construction luxury loft style residences located on the corner of Columbus and Clarendon in the Back Bay. European inspired design featuring Wolf, Jenn-Air, and Grohe appliances and fixtures. Common roof deck, garage parking, and concierge. Within walking distance to Copley and Newbury Street, public transportation, and the city's top restaurants. Other Units Available. Ready for occupancy!**

**Property Information**

Approx. Living Area: **1240 sq. ft. (\$834.68/sq. ft.)**  
Living Area Includes:  
Living Area Source: **Unit Floor Plan**  
Living Area Disclosures:

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

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

**Complex & Association Information**

Complex Name: **285 COLUMBUS LOFTS**  
Association: **Yes** Fee: **\$744**

Units in Complex: **63** Complete:  
Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Snow Removal, Refuse Removal**

Units Owner Occupied: Source:

**Room Levels, Dimensions and Features**

| Room   | Level | Size | Features   |
|--|-------|------|--|
| <b>Features</b>  |       |      | <b>Other Property Info</b>   |
| Area Amenities: <b>Public Transportation, Shopping, Park</b> |       |      | Disclosure Declaration: <b>Yes</b>   |
| Association Pool:  |       |      | Disclosures: <b>2nd bedroom has a closet but no window. Garage Parking is a 25 year deeded lease @ \$320 per month</b> |
| Assoc. Security: <b>Doorman</b>                              |       |      | Exclusions:  |
| Basement: <b>No</b>  |       |      | Lead Paint: <b>None</b>  |
| Beach: <b>No</b>   |       |      | UFFI: Warranty Available:  |
| Management: <b>Professional - Off Site</b>                   |       |      | Year Built/Converted: <b>2008/</b>   |
| Pets Allowed: <b>Yes</b>                                     |       |      | Year Built Source: <b>Owner</b>  |
| Sewer and Water: <b>City/Town Water</b>                      |       |      | Year Built Desc: <b>Actual</b>   |
| Waterfront: <b>No</b>  |       |      | Year Round:  |
| <b>Tax Information</b>                                       |       |      |  |
| Pin #:   |       |      |  |
| Assessed: <b>\$999</b>                                       |       |      |  |
| Tax: <b>\$999</b> Tax Year: <b>08</b>                        |       |      |  |
| Book: <b>999</b> Page: <b>999</b>                            |       |      |  |
| Cert:  |       |      |  |
| Zoning Code: <b>res</b>                                      |       |      |  |
| Map: Block: Lot:   |       |      |  |

**Office/Agent Information**

Listing Office: **Otis & Ahearn** (617) 267-3500  
Listing Agent: **Elaine Dolley** (617) 331-0243  
Team Member: **Patrick Cutter** (617) 620-0583  
Sale Office: **Rikeman Real Estate Co. LLC** (617) 236-5005  
Sale Agent: **Joshua A. Golden** (617) 233-5800  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Agent**  
Showing: Facilitator: **Call List Agent**  
Special Showing Instructions:

**Compensation**

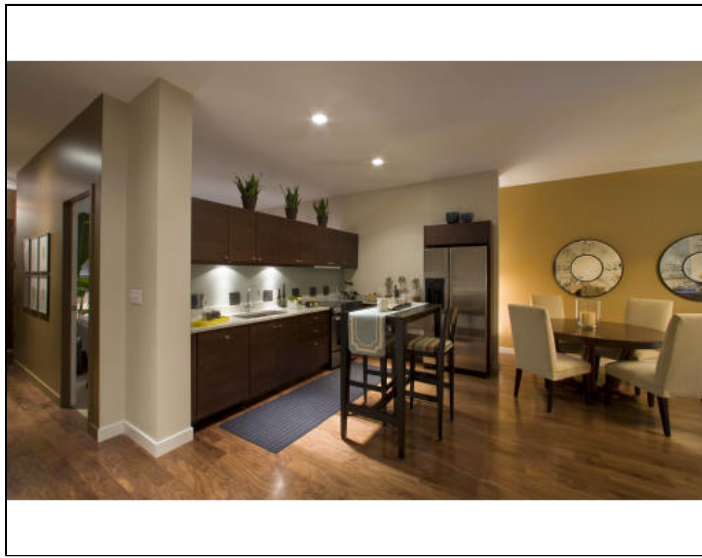
Sub-Agent: **Not Offered**  
Buyer Agent: **2.5**  
Facilitator: **2.5**

**Market Information**

Listing Date: **6/17/2008**  
Days on Market: Property has been on the market for a total of **2** day(s)  
Expiration Date:  
Original Price: **\$1,075,000**  
Off Market Date: **6/19/2008**  
Sale Date: **7/10/2008**  
Seller Concessions at Closing:

Listing Market Time: MLS# has been on for **2** day(s)  
Office Market Time: Office has listed this property for **2** day(s)

Financing: **Conv. Fixed**



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 ©2008 MLS Property Information Network, Inc.