



**MLS # 70317244 - Sold**  
**Condo - Brownstone**  
**157 THE DUBARRY-Newbury St. - Unit 3**  
**Boston, MA : Back Bay 02116**  
**Suffolk County**  
Total Rooms: **5**  
Full/Half/Master Baths: **4/1/**  
Unit Placement: --  
Grade School:  
High School:  
Directions: **see listing broker**

List Price: **\$1,795,000**  
Sale Price: **\$1,785,000**  
Bedrooms: **3**  
Fireplaces: **2**  
Unit Level: **3**  
Middle School:

## Remarks

### Property Information

Approx. Living Area: **2114 sq. ft. (\$844.37/sq. ft.)**  
Living Area Includes:  
Living Area Source: **Other**  
Living Area Disclosures:

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

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

### Complex & Association Information

Complex Name: **THE DUBARRY**  
Association: **Yes** Fee: **\$0**

Units in Complex: **4** Complete:  
Fee Includes: **Water, Sewer, Master Insurance**  
Units Owner Occupied: Source:

### Room Levels, Dimensions and Features

Room	Level	Size	Features
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#### Features

Area Amenities: **Public Transportation, Shopping, Park**  
Association Pool:  
Basement: **No**  
Beach: **No**  
Flooring: **Wall to Wall Carpet**  
Management: **Professional - Off Site**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Waterfront: **No**

#### Other Property Info

Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **None**  
UFFI: Warranty Available:  
Year Built/Converted: **2006/**  
Year Built Source: **Public Record**  
Year Built Desc: **Under Construction**  
Year Round:

#### Tax Information

Pin #:  
Assessed: **\$9,999,999**  
Tax: **\$999999** Tax Year: **2006**  
Book: **999999** Page: **9999**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

### Office/Agent Information

Listing Office: **Hammond Residential** (617) 587-4600 Ext. 4609  
Listing Agent: **Melinda Sarkis** () -  
Team Member:  
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: **M. SARKIS 536-3335 X243**

#### Compensation

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

### Market Information

Listing Date: **1/18/2006**  
Days on Market: Property has been on the market for a total of **65** day(s)  
Expiration Date:  
Original Price: **\$1,795,000**  
Off Market Date: **3/24/2006**  
Sale Date: **8/22/2006**  
Seller Concessions at Closing:

Listing Market Time: MLS# has been on for **65** day(s)  
Office Market Time: Office has listed this property for **65** day(s)

Financing: **Conv. Fixed**