



**MLS # 70571300 - Sold**  
**Condo - Hi-Rise**  
**2 Avery St - Unit 19-C**  
**Boston, MA : Midtown 02111-1002**  
**Suffolk County**  
 Total Rooms: **6**  
 Full/Half/Master Baths: **3/1/Yes**  
 Unit Placement: --  
 Grade School:  
 High School:  
 Directions: **Off Tremont**

List Price: **\$2,450,000**  
 Sale Price: **\$2,450,000**  
 Bedrooms: **3**  
 Fireplaces: **0**  
 Unit Level: **0**  
 Middle School:

**Remarks**

**Ritz, experience the ultimate in luxury services including concierge, doorman, Sports ClubLA & Spa at the Residences at the Ritz Carlton. Dramatic 3 bedroom corner home 2700SF, with amazing SW views of Boston Common, the Charles River & sunrise views of Boston Harbor. Expansive open fl plan with gourmet kitchen & separate dining room, ideal for entertaining. Living room has walls of oversized windows with panoramic views and soaring ceilings. Large master bedroom suite. 2 parking spaces.**

**Property Information**

Approx. Living Area: **2707 sq. ft. (\$905.06/sq. ft.)**      Approx. Acres: **0**      Garage Spaces: **2 --**  
 Living Area Includes:      Heat Zones: **6 Hot Water Baseboard**      Parking Spaces: **2 Deeded**  
 Living Area Source: **Master Deed**      Cool Zones: **6 Central Air**      # of Living Levels: **1**  
 Living Area Disclosures:

**Complex & Association Information**

Complex Name: **Residences at the Ritz Carlton Towers**      Units in Complex: **170** Complete: **Yes**      Units Owner Occupied:      Source:  
 Association: **Yes**      Fee: **\$2,411**      Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Valet Parking**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
------	-------	------	----------

**Features**

Area Amenities: **Public Transportation, Park**  
 Association Pool:  
 Basement: **No**  
 Beach: **No**  
 Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Floor Plans**  
 Management: **Professional - On Site**  
 Pets Allowed: **Yes**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **None**  
 UFFI: **No** Warranty Available: **No**  
 Year Built/Converted: **2001/**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Actual**  
 Year Round:

**Tax Information**

Pin #: **W:03 P:04870 S:054**  
 Assessed: **\$0**  
 Tax: **\$15747** Tax Year: **2006**  
 Book: **40654** Page: **318**  
 Cert: **00125952**  
 Zoning Code: **res**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Citylife Real Estate (617) 262-9500**  
 Listing Agent: **Brian Doherty () -**  
 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 Office**  
 Showing: Facilitator: --  
 Special Showing Instructions:

**Compensation**

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

**Market Information**

Listing Date: **5/3/2007**      Listing Market Time: MLS# has been on for **21** day(s)  
 Days on Market: Property has been on the market for a total of **21** day(s)      Office Market Time: Office has listed this property for **21** day(s)  
 Expiration Date:  
 Original Price: **\$2,450,000**  
 Off Market Date: **5/24/2007**  
 Sale Date: **7/31/2007**  
 Seller Concessions at Closing:      Financing: **Conv. Fixed**