



**MLS # 70697316 - Sold
Condo - Hi-Rise**

**2 Avery St - Unit 24G
Boston, MA : Midtown 02111-1002**

Suffolk County
Total Rooms: **4**
Full/Half/Master Baths: **2/0/1**
Unit Placement: **Upper, Corner**
Grade School: **private onsite**
High School:
Directions: **Avery Street off of Tremont Street**

List Price: **\$1,220,000**
Sale Price: **\$1,190,000**

Bedrooms: **2**
Fireplaces: **0**
Unit Level: **24**
Middle School:

Remarks

Ritz-Carlton luxury and services. Beautiful corner home with 2 bedrooms and 2 luxury marble baths. Floor to ceiling windows, Panoramic city and Charles River views! Spectacular master suite with wonderful views. Stylish contemporary designer finishes. Includes 1 valet garage parking space, some guest parking. Full services, 24hr concierge, security, on site resident manager, doorman, valet parking, Sports Club/LA. Can only be shown between 1:00-5:00PM.

Property Information

Approx. Living Area: **1257 sq. ft. (\$946.70/sq. ft.)** Approx. Acres: **0** Garage Spaces: **1 Under, Deeded**
Living Area Includes: Heat Zones: **3 Central Heat, Hot Water Baseboard, Unit Control** Parking Spaces: **1 Off-Street, Deeded, Guest**
Living Area Source: **Unit Floor Plan** Cool Zones: **3 Central Air, Unit Control** # of Living Levels: **1**
Living Area Disclosures:

Complex & Association Information

Complex Name: **Ritz-Carlton Residences** Units in Complex: **138 Complete:** Units Owner Occupied: Source:
Association: **Yes** Fee: **\$1,309** Fee Includes: **Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Landscaping, Refuse Removal, Valet Parking**
Optional Service Fee: \$ Opt Fee Includes: **Swimming Pool, Exercise Room, Sauna/Steam, Extra Storage**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15x21	Hard Wood Floor
Dining Room:	1		Hard Wood Floor, Dining Area
Kitchen:	1	8x8	Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:	1	15x14	Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	1	13x15	Hard Wood Floor
Bath 1:	1		Full Bath, Ceramic Tile Floor, Granite/Solid Counters
Bath 2:	1		Full Bath, Ceramic Tile Floor, Granite/Solid Counters

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Association Pool: **Yes**
Assoc. Security: **TV Monitor, Doorman, Private Guard, Other (See Remarks)**
Basement: **No**
Beach: **No**
Docs in Hand: **Rules & Regs, Floor Plans, Association Financial Statements**
Energy Features: **Insulated Windows**
Flooring: **Wood, Tile, Wall to Wall Carpet, Marble**
Insulation Features: **Full**
Interior Features: **Security System, Cable Available**
Management: **Professional - On Site, Owner Association, Resident Superintendent**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water, City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: **No** Warranty Available: **No**
Year Built/Converted: **2000/**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:

Tax Information

Pin #: **W:03 P:04870 S:142**
Assessed: **\$879,900**
Tax: **\$9670** Tax Year: **2007**
Book: **37238** Page: **307**
Cert: **00072261**
Zoning Code: **0000**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Atlantic Assoc. Real Estate** (617) 723-0099
Listing Agent: **Kathleen Cook** (617) 645-4545
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, Appointment Req'd, Other (See Rmk)**
Showing: Facilitator: **Call List Office, Appointment Req'd, Other (See Rmk)**
Special Showing Instructions:

Compensation

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

Market Information

Listing Date: **1/14/2008** Listing Market Time: MLS# has been on for **42** day(s)
Days on Market: Property has been on the market for a total of **42** day(s) Office Market Time: Office has listed this property for **42** day(s)
Expiration Date:
Original Price: **\$1,220,000**
Off Market Date: **2/25/2008**
Sale Date: **3/31/2008**
Seller Concessions at Closing: Financing: **Cash**



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