



**MLS # 70726148 - Sold**  
**Condo - Hi-Rise**  
**2 Avery Street - Unit 32G**  
**Boston, MA : Midtown 02110**  
**Suffolk County**  
 Total Rooms: **4**  
 Full/Half/Master Baths: **2/0/Yes**  
 Unit Placement: --  
 Grade School:  
 High School:  
 Directions: **Tremont to Avery**

List Price: **\$1,349,000**  
 Sale Price: **\$1,315,000**  
 Bedrooms: **2**  
 Fireplaces: **0**  
 Unit Level: **32**  
 Middle School:

**Remarks**

**Great G unit layout with spectacular Boston Common views to Charles River, Downtown and Boston Harbor. Hardwood floors.....hardly used, vacant.....**

**Property Information**

Approx. Living Area: <b>1257 sq. ft. (\$1,046.14/sq. ft.)</b>	Approx. Acres:	Garage Spaces: <b>1 Under</b>
Living Area Includes:	Heat Zones: <b>Central Heat</b>	Parking Spaces: <b>0 --</b>
Living Area Source: <b>Owner</b>	Cool Zones: <b>Central Air</b>	# of Living Levels: <b>1</b>
Living Area Disclosures:		

**Complex & Association Information**

Complex Name: <b>Ritz Millennium</b>	Units in Complex: <b>0 Complete:</b>	Units Owner Occupied: Source:
Association: <b>Yes</b> Fee: <b>\$1,404</b>	Fee Includes: <b>Heat, Hot Water, Master Insurance, Security, Elevator</b>	

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:			<b>Hard Wood Floor</b>
Kitchen:			<b>Granite/Solid Counters</b>
Master Bedroom:			<b>Full Bath, Hard Wood Floor</b>
Bedroom 2:			<b>Full Bath, Hard Wood Floor</b>
Laundry:	<b>1</b>		--

**Features**

Association Pool:  
 Basement: **No**  
 Beach: **No**  
 Management: **Professional - On Site, Resident Superintendent**  
 Pets Allowed: **Yes w/ Restrictions (See Remarks)**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Available:  
 Year Built/Converted: **2000/**  
 Year Built Source: **Owner**  
 Year Built Desc: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$1,062,200**  
 Tax: **\$11652.33** Tax Year: **2008**  
 Book: **1** Page: **1**  
 Cert:  
 Zoning Code: **MF**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Milbury and Company** (508) 997-7400  
 Listing Agent: **William J. Milbury** (508) 525-5200  
 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**

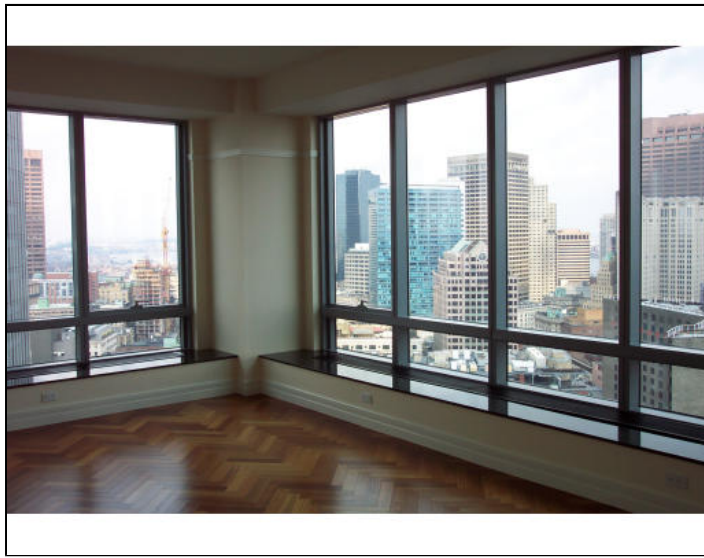
**Compensation**

Sub-Agent: **Not Offered**  
 Buyer Agent: **2.5**  
 Facilitator: **0**

Entry Only: **No**  
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
 Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Req'd**  
 Showing: Facilitator: --  
 Special Showing Instructions:

**Market Information**

Listing Date: <b>3/13/2008</b>	Listing Market Time: MLS# has been on for <b>4</b> day(s)
Days on Market: Property has been on the market for a total of <b>4</b> day(s)	Office Market Time: Office has listed this property for <b>4</b> day(s)
Expiration Date:	
Original Price: <b>\$1,349,000</b>	
Off Market Date: <b>3/17/2008</b>	
Sale Date: <b>4/15/2008</b>	
Seller Concessions at Closing:	Financing: <b>Cash</b>



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