



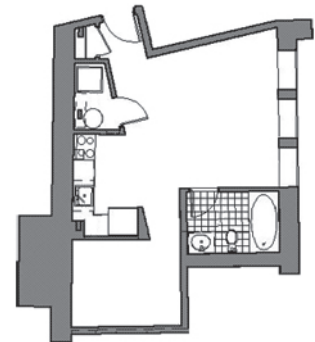
We are pleased to offer this unique Beach Street Studio Loft

111 Beach Street #4G – Boston MA 02111

- DESCRIPTION:**
- Downtown Boston living at its best in this converted pied-à-terre studio at the Beach Street Lofts.
 - The space readily accommodates multiple living areas for dining, listening to music, watching TV or simply relaxing. A modern, open kitchen features GE Profile series stainless steel appliances.
 - Granite counters and wood cabinetry creates a kitchen workspace as beautiful as it is functional.
 - Adjacent to the kitchen area is an open access to a private sleeping alcove. The sleeping alcove is large enough to accommodate a queen-size bed with side table and features a custom closet.
 - The loft includes a heat pump system distributing both central heating + AC throughout the space.
 - An adjoining full bathroom features granite floor tiling and a tub/shower unit with granite tile tub surround. The bathroom design is complete with a granite-topped, custom-built vanity and mirror.
 - Adjoining the main space are the rest of the unit's amenities, i.e., utility closet, laundry + storage.
 - The utility closet houses the loft's hot water system, stack washer/dryer unit and additional storage. Additional deeded storage and fitness room are located in the basement of the building.
 - Lobby provides elevator access to the unit and features secure mailboxes + intercom system.

DETAILS:

Price: \$359,000
Square Footage: 510 SF±
Condo Fee: \$132/mo. includes heat, water + sewer, C.A.M., security, exercise room, master insurance and professional management
Taxes: \$1,179.33/FYR2008 with residential exemption
Parking: On street or monthly rental
Pets: Pet friendly building
Outdoor Space: Steps to Rose Kennedy Parks
Inclusions: Kitchen appliances + washer/dryer



Please visit <http://loftsboston.com> for more pictures + specifications

To show call Onnelly Parslow @ Maxwell Associates 617.482.1239

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