



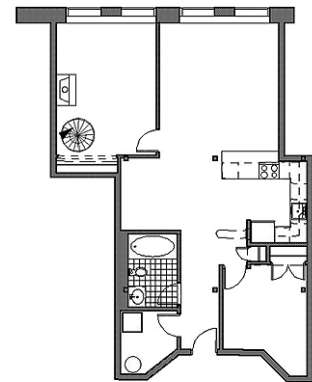
We are pleased to offer this unique Leather District Loft

111 Beach Street #5D — Boston MA 02111

- DESCRIPTION:**
- Located on the top floor with in-unit access to a private roof deck, this loft is 1 of 45 in an elevator building with high owner-occupancy. A modern galley-style kitchen is open to the main living space.
 - A Thermador, gas oven/range forms the centerpiece of an extended, granite-topped breakfast bar.
 - Additional stainless steel appliances include a microwave, refrigerator, compactor and dishwasher.
 - The 'formal' bedroom and/or 2nd loungeroom features a gas fireplace and easily accommodates a king-size bed with side tables. Both the bedroom and a 2nd private den feature storage closets.
 - The loft includes a heat pump system distributing both central heating + AC throughout the space.
 - A generously sized full bathroom features granite floor tiling and a tub/shower unit with granite tile tub surround. The vanity design is complete with a black granite-topped counter, mirror + lighting.
 - Adjacent to the entrance 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 cage and a exercise room are located in the basement of the building.
 - Lobby provides elevator access to the unit and features secure mailboxes + intercom system.

DETAILS:

Price: \$599,000
Square Footage: 1085 SF±
Condo Fee: \$320/mo. includes heat/AC, water + sewer, C.A.M., security, exercise room, master insurance and professional management
Taxes: \$4,862.16/FYR2010 without residential exemption
Parking: On street or monthly rental
Pets: Pet friendly building
Outdoor Space: Private roof deck
Inclusions: Kitchen appliances + washer/dryer



Please visit www.loftsboston.com for more pictures + specifications

To show call Onnelly Parslow @ Maxwell Associates 617.512.1591

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