



We are pleased to offer this unique Leather District Loft

112 Beach Street #4 — Boston MA 02111

- DESCRIPTION:**
- 'Beacon Hill' meets the 'Leather District' in this stunning renovation of a former downtown loft... a rare opportunity to buy into the highly coveted, exclusive 8 unit Ottello Lofts development project.
 - The private master suite features a bedroom, anteroom, walk-in wardrobe, adjoining laundry and bathroom that includes a whirlpool tub, steam shower + double sink vanity w/- custom cabinetry.
 - 2nd bedroom featuring twin closets w/- custom built-ins enjoys a sunny corner exposure. A media room w/- integrated wall + ceiling speakers could serve as 3rd guest/bedroom and/or home office.
 - Kitchen features plenty of cabinetry, granite counters with dramatic bar and a full complement of appliances including: refrigerator, double wall oven with a gas cook-top, microwave + dishwasher.
 - A 2nd full bathroom features a glass shower stall with mosaic tile stall surround, vanity and mirror.
 - Individual unit heat pump + central air conditioning are ducted throughout the entire living space.
 - Unique to this loft are the Brazilian Cherry wood floors + recessed lighting throughout the space.
 - A common roof deck is built-out with a kitchen head house, BBQ area and entertainment areas.
 - Lobby provides elevator access from the street and features secure mailboxes + intercom system.

DETAILS:

Price: \$1,295,000
Square Footage: 2823 SF±
Condo Fee: \$897.06/mo. includes water + sewer, C.A.M., elevator, roof-deck landscaping, master insurance and professional maintenance \$16,175.81/FYR2010 without residential exemption
Taxes: 1 Deeded Garage Space
Parking: Pet friendly building
Pets: Common roof deck + kitchen + BBQ
Outdoor Space: Kitchen appliances + washer/dryer
Inclusions: Please visit www.loftsboston.com for more pictures + specifications



To show call Onnelly Parslow @ Maxwell Associates 617.512.1591

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