

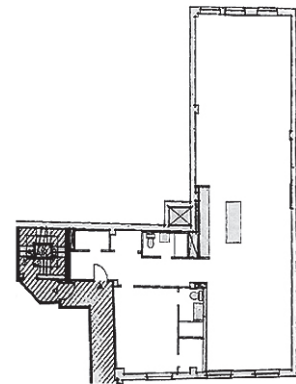


We are pleased to offer this unique Leather District Loft

121 Beach Street #403 – Boston MA 02111

- DESCRIPTION:**
- This elegantly finished Leather District loft blends clever interior design within a concrete and brick construction. Featuring 2 full bathrooms, 2 bedrooms or 1 bed and a private study / home office, a laundry and a modern open kitchen, this space defines the quintessential urban living experience.
 - The loft easily accommodates multiple living areas for dining, reading, listening to music, watching TV or simply relaxing. The build-out of the loft features the original hardwood flooring throughout.
 - Kitchen features plenty of beech cabinetry, granite counters with dramatic center island and a full complement of appliances including: stainless steel refrigerator, gas oven with a 4-burner stove top, microwave, trash compactor, dishwasher + disposal. A full laundry adjoins the entrance foyer.
 - The main bedroom can accommodate a king-size bed and includes a walk-in storage closet. A full bathroom ensuite features a tub/shower unit with marble tile tub surround and vanity with mirror.
 - The 2nd full bathroom features a glass shower stall with marble tiling and a pedestal sink + mirror.
 - Gas forced hot air heating + central air conditioning are ducted throughout the main living space.
 - Lobby provides elevator access to the unit and features secure mailboxes + intercom system.

- DETAILS:**
- Price:** \$655,000
 - Square Footage:** 1685 SF±
 - Condo Fee:** \$389/mo. includes C.A.M., water + sewer, elevator, master insurance and professional management
 - Taxes:** \$5,712.14/FYR2008 with residential exemption
 - Parking:** Resident permit 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

**Maxwell Associates | 107 South Street | Suite 2C | Boston, Massachusetts 02111
Phone: 617.482.1239 | Fax 617.482.5040**

Maxwell Associates presents unique properties at LoftsBoston.com & LuxuryCondosBoston.com



All brokers/salespeople represent the seller, not the buyer, in marketing, negotiation and sale of property, unless otherwise disclosed. However, the broker/salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. All listing information is given in good faith and deemed reliable but is offered subject to errors and omissions, changes in price, prior sale, or withdrawal without notice.