

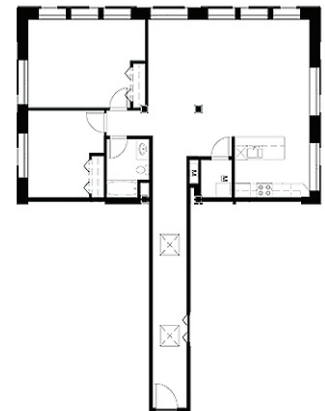


We are pleased to offer this unique Lynn Loft

Boston Machine Lofts #506 — Lynn MA 01901

- DESCRIPTION:**
- 100% pure loft living is fully realized in this 2BR/1BA downtown Lynn loft. 16 oversized windows band the 3-sided northern exposure giving this unit an exaggerated sense of space + light.
 - The build-out of the loft features hardwood floors, exposed brick walls and 12' ceilings supported by the original wooden cross beams. Both bedrooms enjoy a bright north-westerly exposure and feature twin-door storage closets. The bedroom windows are fitted with custom black-out shades.
 - A full bathroom adjoins both bedrooms and features tile flooring, tub/shower unit, vanity and cabinet mirror. A utility room houses the AC/heating system air handler and a stack washer/dryer.
 - Gas-fired forced hot air heating and central air conditioning are ducted throughout the space.
 - A full complement of stainless steel appliances, including a 4-burner gas range/oven with matching microwave, black granite counters and Maple cabinetry, completes the kitchen design.
 - The building is pre-wired for Cable TV and high-speed internet access. 120 SF± deeded basement storage bin is accessible via elevator. A side entrance to the lobby features secure, off-street mailboxes. Lobby also features a digital name directory with connecting security release.

- DETAILS:**
- Price:** \$299,000
 - Square Footage:** 1492 sqft +/-
 - Condo Fee:** \$371/mo. includes water + sewer, C.A.M., master insurance, elevator, landscaping and snow removal.
 - Taxes:** \$3,396.48/FYR2009 with residential exemption
 - Parking:** On street or monthly rental
 - Pets:** Pet friendly building
 - Outdoor space:** Common sitting area
 - Inclusions:** Kitchen appliances + washer/dryer + 42" plasma TV



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

To show call Kathleen Chisholm @ Maxwell Associates 617.386.9110

**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.