

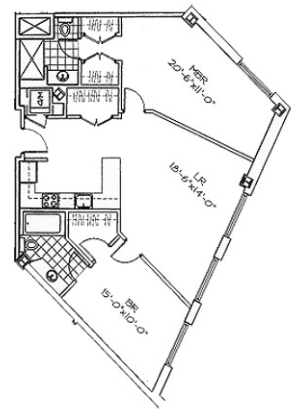


We are pleased to offer this unique South Boston Loft

Court Square Press, #325 - Boston MA 02127

- DESCRIPTION:**
- Live, work + play in this stunning, newly converted South Boston loft. Featuring 2 bedroom suites, 2 full bathrooms, a modern open kitchen with an adjoining laundry, the contemporary finish of 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 polished hardwood flooring throughout.
 - The open kitchen, with its breakfast bar, is the natural focal point for home entertaining. Granite countertops and custom-milled wood cabinetry creates a kitchen workspace as beautiful as it is functional. Top-of-the-line stainless steel appliances include brands such as Jenn Air and Bosch.
 - The main bedroom features hardwood floors and 2 twin-door storage closets. A full bathroom ensuite features a shower stall with subway tile stall surround and vanity with granite counter.
 - The 2nd bedroom suite features an adjoining bathroom with tub/shower unit, floor tiling and vanity.
 - The loft has its own gas-fired, forced-air unit for heating and cooling throughout the space.
 - Lobby provides elevator access to the unit and features secure mailboxes + intercom system.

- DETAILS:**
- Price:** \$529,000
 - Square Footage:** 1090 sqft +/-
 - Condo Fee:** \$358.50/mo. includes cooking gas, water + sewer, C.A.M., insurance, management, fitness room and 24-hr concierge
 - Taxes:** \$4,008/FYR2005 without residential exemption
 - Parking:** One (1) assigned outdoor space until garage built -- then exercise option to buy one (1) deeded space for \$38,000
 - Outdoor space:** Common area courtyard
 - Inclusions:** Kitchen appliances + washer/dryer



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

To show call Lena Mechiche Alami @ Maxwell Associates 617.510.1202

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