

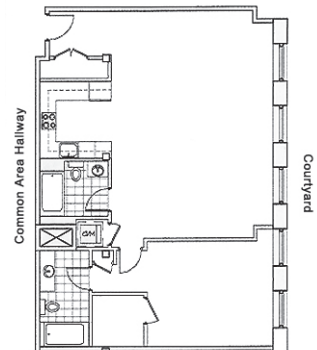


We are pleased to offer this unique South Boston Loft

Court Square Press #402 - Boston MA 02127

- DESCRIPTION:**
- Style, form + function come into their own in this uniquely designed Court Square Press loft.
 - Converted 2 years ago and subsequently renovated, this loft is a perfect canvas for urban living.
 - An open kitchen features stainless steel appliances including brands such as Jenn Air and Bosch.
 - Granite counters and wood cabinetry creates a kitchen workspace as beautiful as it is functional.
 - Large south-facing windows deliver abundant light to the main space from the central courtyard.
 - The building is pre-wired for telephone, cable, satellite television and high-speed Internet access.
 - A generously sized bedroom suite is large enough to accommodate a king-size bed with side tables and additional sitting space. A walk-in wardrobe provides storage within the bedroom.
 - 2 full bathrooms feature tile flooring and a tub/shower unit with subway-style tile tub surround.
 - Granite atop custom-milled wood cabinetry, completes the vanity design within both bathrooms.
 - An in-unit laundry closet features a full-sized stack/washer dryer unit and additional storage room.
 - 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:** \$549,000
 - Square Footage:** 1185 sqft +/-
 - Condo Fee:** \$365/mo. includes cooking gas, water + sewer, C.A.M., insurance, management, fitness room and 24-hr concierge
 - Taxes:** \$4,664.84/FYR2006 with residential exemption
 - Parking:** 1 valet parking 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

**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.