



MLS # 72239654 - Active

Condo - Low-Rise

25 Beacon - Unit 4
Boston, MA: Beacon Hill, 02108
Suffolk County

List Price: **\$9,350,000**

Unit Placement: **Upper**
Unit Level: **4**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **3f 1h**
Master Bath: **Yes**
Fireplaces: **2**

Directions: **On Beacon Street overlooking the State House gardens and Boston Common between Joy St. and Park St.**

Remarks

Introducing 25 Beacon, Boston's most prestigious new address directly overlooking the State House gardens and Boston Common. A boutique building of just six exquisite homes, 25 Beacon offers floor-through residences that are splashed with sunlight from three exposures. Superior design is matched by quality construction, superb craftsmanship, the latest technology and the finest finishes and fixtures. Luxurious amenities include an on-site garage with valet parking for two cars, 24-hour doorman, direct elevator access, dedicated storage rooms, bike storage, wine cellar and fitness room. To live at 25 Beacon will be to enjoy a Beacon Hill rarity: 21st century comfort in an 18th century neighborhood.

Property Information

Approx. Living Area: **3,583 Sq. Ft. (\$2,609.55/Sq. Ft.)**
Living Area Includes:
Living Area Source: **Owner**
Living Area Disclosures:
Disclosures:

Approx. Acres:
Heat Zones: **Forced Air**
Cool Zones: **Central Air**

Garage Spaces: **2 Detached**
Parking Spaces: **2**
Levels in Unit: **1**

Complex & Association Information

Complex Name:
Association: **Yes** Fee: **\$6,151 Monthly**
Assoc. Fee Incls: **Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Valet Parking**
Special Assessments: **Unknown**

Units in Complex: **6** Complete:
Units Owner Occupied: Source:

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Park**
Assoc. Security: **Doorman**
Basement: **No**
Beach: **No**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions Pets Negotiable**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **Unknown**

Other Property Info

Elevator: **Yes**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **South**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **2017**
Year Built Source: **Owner**
Year Built Desc: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **Unknown**
Lender Owned: **Undisclosed**

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2017**
Book: **000** Page: **000**
Cert:
Zoning Code: **RESIDENTIA**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Campion & Company Fine Homes Real Estate** (617) 236-0711
Listing Agent: **Tracy Campion** (617) 236-0711
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Office**
Showing: Facilitator:
Special Showing Instructions: **Please call 617-236-0711 or email TCampion@campionre.com**

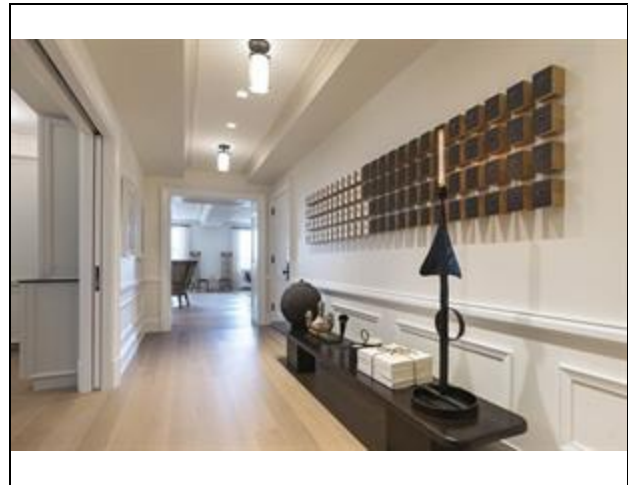
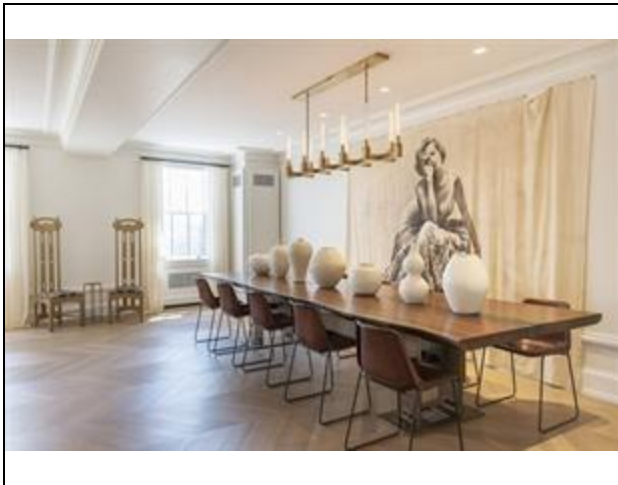
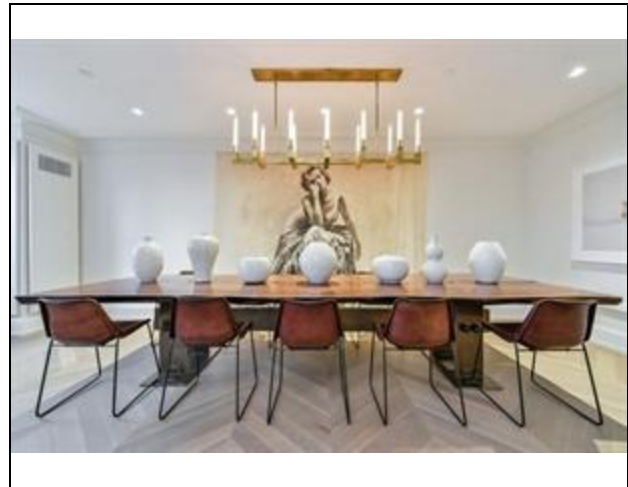
Compensation

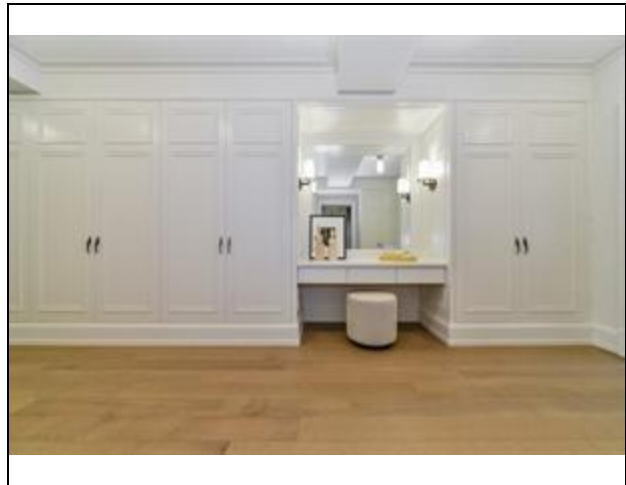
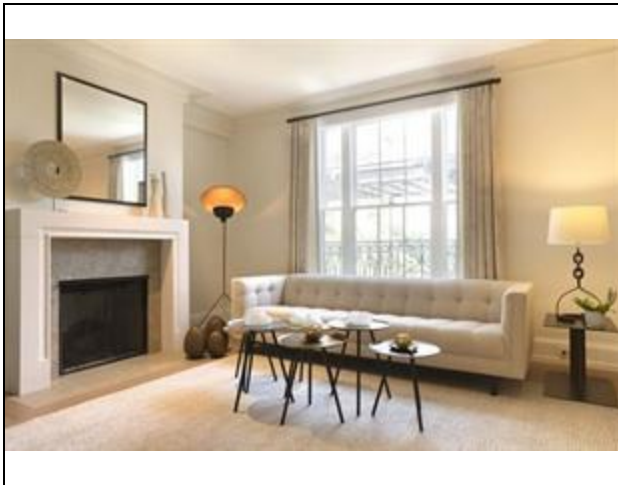
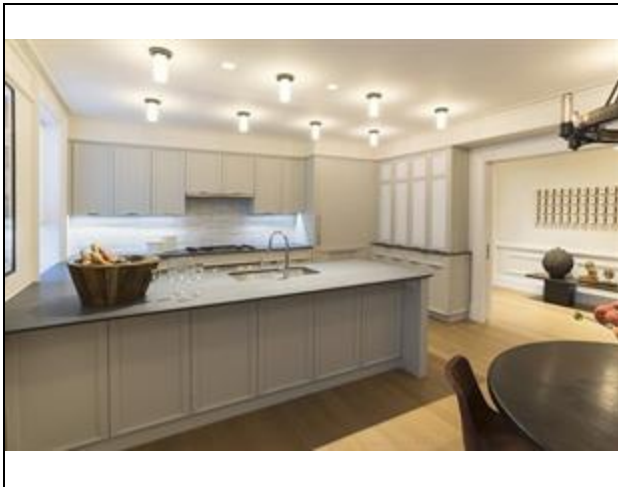
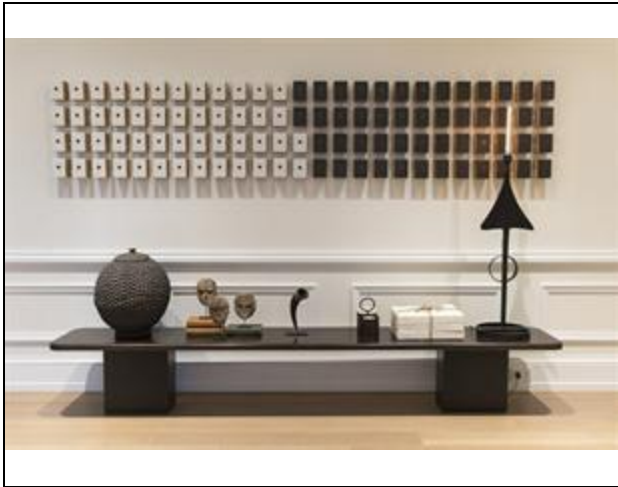
Sub-Agent: **Not Offered**
Buyer Agent: **2%**
Facilitator: **0**
Compensation Based On: **Gross/Full Sale Price**

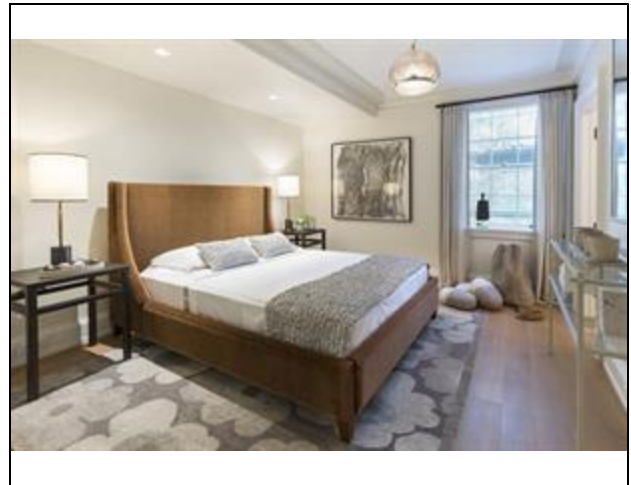
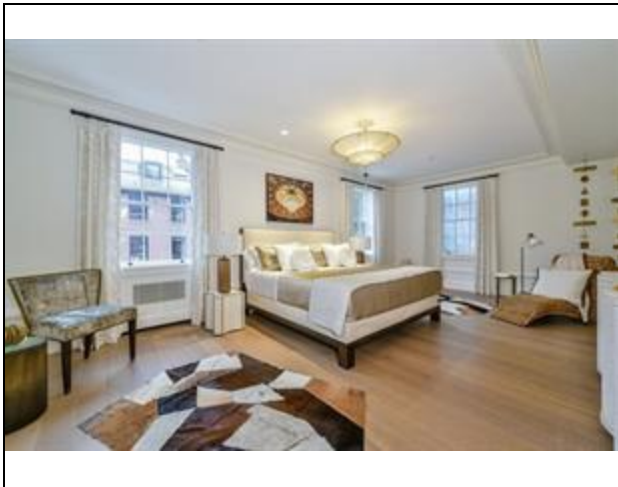
Market Information

Listing Date: **10/6/2017**
Days on Market: Property has been on the market for a total of **136** day(s)
Expiration Date:
Original Price: **\$9,350,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **136** day(s)
Office Market Time: Office has listed this property for **136** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:







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