

Ash Williams | MBA | REALTOR®
Frank Celeste Team
Gibson Sotheby's International Realty
20 City Square
Charlestown, MA 02129
617-467-8550 (Cell)
akw@gibsonsir.com

MLS # 73285172 - Price Changed
Condo - 2/3 Family



14 Horace Street - Unit 2 List Price: ↓ **\$835,000**
Boston, MA: East Boston, 02128
Suffolk County

Unit Placement: Top/Penthouse	Total Rooms: 8
Unit Level: 2	Bedrooms: 5
Grade School:	Bathrooms: 2f 0h
Middle School:	Main Bath:
High School:	Fireplaces: 0
Outdoor Space Available: Yes - Private	Approx. Acres:
Handicap Access/Features:	
Directions: Bennington Street to Harmony Street to Horace Street	

INVESTORS DREAM! LEASED THROUGH MAY 15TH OF 2025 @ \$5,850/MONTH! LOCATION = A+! BEST KEPT SECRET! UNIQUE 5 BED, 2 FULL BATHS, 1,732 SqFt penthouse condo WITH 1 DRIVEWAY PARKING SPACE in a beautifully restored c.1899 home! Boasting original architectural details & hardwood floors throughout. A private entry/mudroom, grand staircase, living room, dining room, eat-in kitchen, den, laundry room, huge primary closet, exclusive rights to the 2021 ROOF DECK! Fir & Oak floors. Additional storage in common basement. Commuting will be a breeze! 0.3 miles to Wood Island Station & just 5 stops to the heart of downtown Boston. Constitution Beach just 0.5 miles away! Enjoy swimming, kayak rental, tennis, baseball, basketball, handball, a jungle gym, an ice skating rink, the bike path, and 2 yacht clubs. TURN KEY! Only 4.5 old all NEW electrical, plumbing, roof, insulation, & boiler! A truly RARE OPPORTUNITY. Seller welcomes offers with requests for buyers concessions

Property Information

Approx. Living Area Total: **1,732 SqFt (\$482.10/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: **1,732 SqFt** Approx. Below Grade: Levels in Unit: **3**
 Living Area Disclosures:

Heat Zones: **2 Hot Water Baseboard, Hot Water Radiators, Gas** Cool Zones: **7 Window AC, Individual, Unit Control**
 Parking Spaces: **1 Tandem** Garage Spaces: **0**
 Disclosures: **Unit is currently LEASED THROUGH MAY 15th of 2025 @ \$5,850/month. 1 bedroom pic is virtually staged. 3 bedrooms have non-window AC units, 2 bedrooms have window AC units. The living room and kitchen each have window AC units.**

Power Production

Power Production Type: Annual Power Production:
 Power Production Install Year: Power Production Capacity:

Complex & Association Information

Complex Name: Units in Complex: **2 Complete:** Units Owner Occupied: **1 Source:**
 Association: **Yes Fee: \$359 Monthly**
 Assoc. Fee Incls: **Water, Sewer, Master Insurance, Landscaping, Reserve Funds**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2		Flooring - Hardwood, Lighting - Overhead
Dining Room:	2		Flooring - Hardwood, Lighting - Pendant
Kitchen:	2		Flooring - Hardwood, Countertops - Upgraded, Kitchen Island, Chair Rail, Stainless Steel Appliances
Main Bedroom:	2		-
Bedroom 2:	2		-
Bedroom 3:	3		-

Bedroom 4:	3	-
Bedroom 5:	3	-
Mud Room:	1	Flooring - Stone/Ceramic Tile, Crown Molding

Features

Area Amenities: **Public Transportation, Tennis Court, Park, Walk/Jog Trails, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, T-Station**

Appliances: **Dishwasher, Disposal, Microwave, Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Vent Hood, Range - ENERGY STAR**

Association Pool: **No**

Basement: **Yes Interior Access, Bulkhead, Concrete Floor**

Beach: **Yes Ocean, Access**

Beach Ownership: **Public**

Beach - Miles to: **3/10 to 1/2 Mile**

Construction: **Conventional (2x4-2x6)**

Energy Features: **Insulated Windows, Prog. Thermostat**

Exterior: **Vinyl**

Exterior Features: **Porch, Deck - Access Rights, City View(s), Gutters**

Flooring: **Wood**

Hot Water: **Natural Gas, Tankless**

Insulation Features: **Blown In**

Interior Features: **Cable Available**

Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**

Roof Material: **Rubber**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1899/2019**

Year Built Source: **Public Record**

Year Built Desc: **Approximate, Renovated Since**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$588,100**

Tax: **\$6,463.5** Tax Year: **2024**

Book: **60808** Page: **217**

Cert:

Zoning Code: **0102**

Map: Block: Lot:

Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty**  (617) 242-4222 Ext. 104

Listing Agent: **Frank Celeste**  (617) 872-3227

Team Member(s): **Ash Williams**  (617) 467-8550

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency: **Accompanied Showings, Appointment Required**

Showing: Buyer's Broker: **Accompanied Showings, Appointment Required**

Showing: Facilitator:

Special Showing Instructions: **Contact Ash Williams: akw@gibsonsir.com or Text: 617.467.8550**

Firm Remarks

1 pet could be possible with Trustee approval. Unit is currently LEASED THROUGH MAY 15TH of 2025 @ \$5,850/month. 1 bedroom pic is virtually staged.

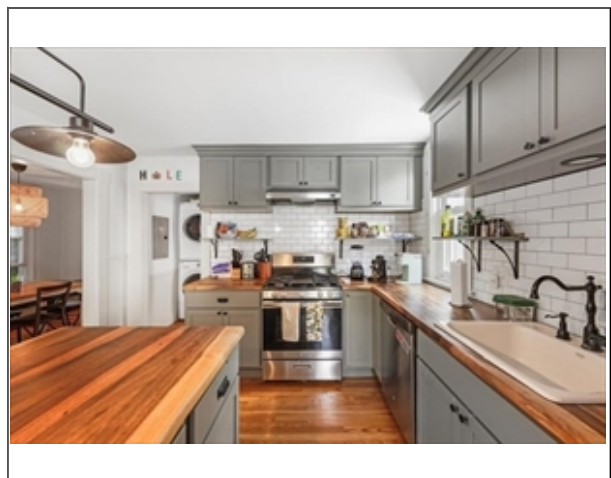
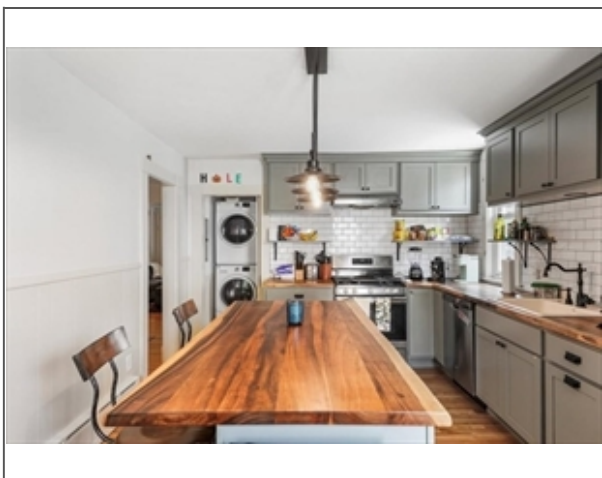
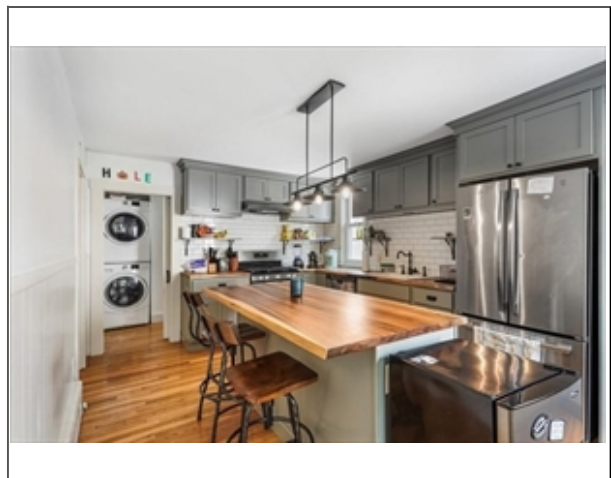
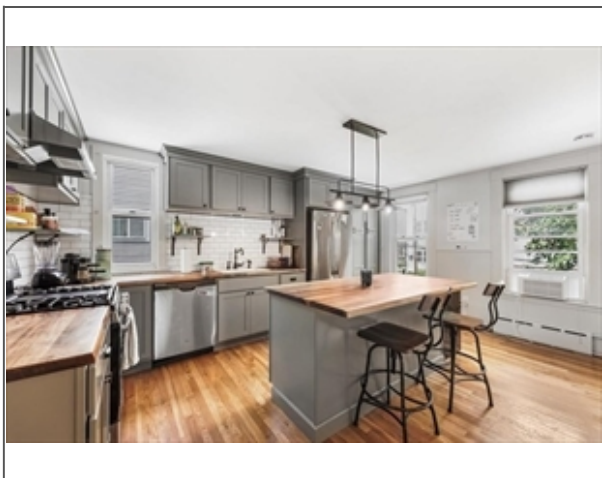
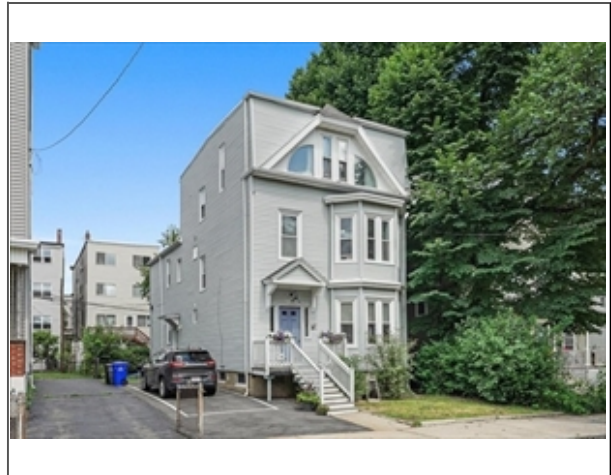
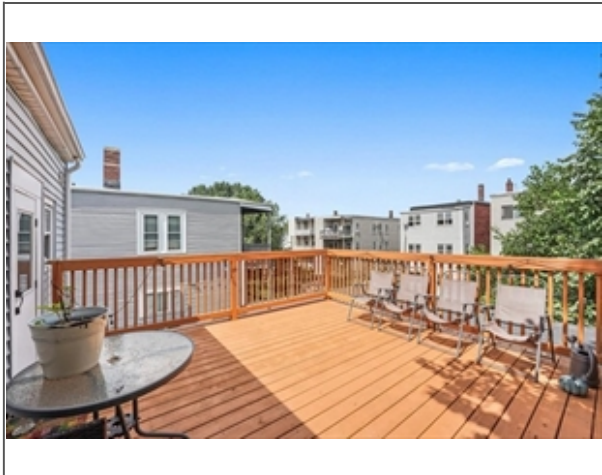
Market Information

Listing Date: 9/4/2024	Listing Market Time: MLS# has been on for 16 day(s)
Days on Market: Property has been on the market for a total of 16 day(s)	Office Market Time: Office has listed this property for 16 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$850,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

MLS # 73285172 - Price Changed
14 Horace Street U:2, Boston, MA: East Boston, 02128

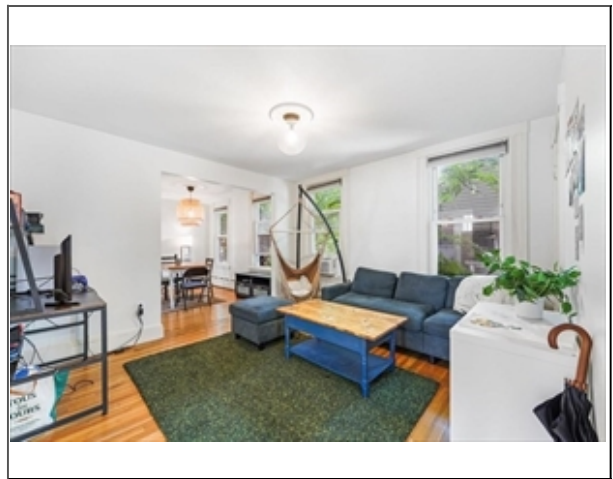
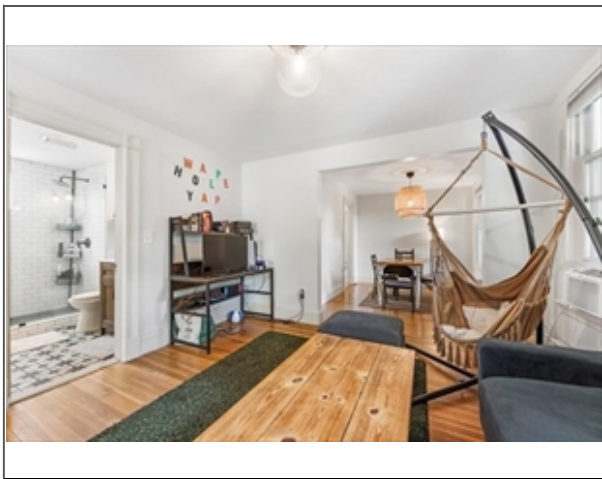
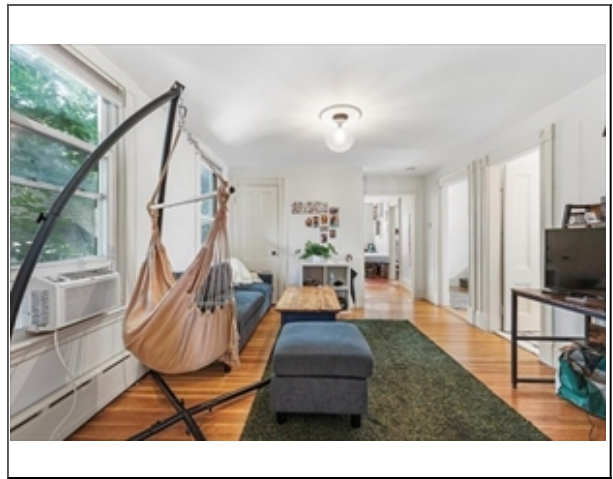
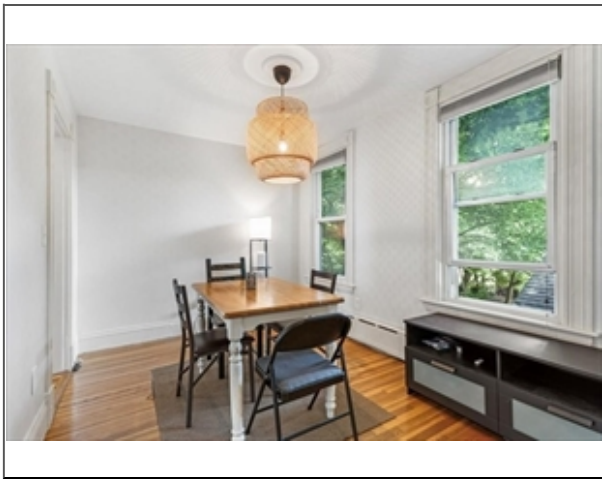
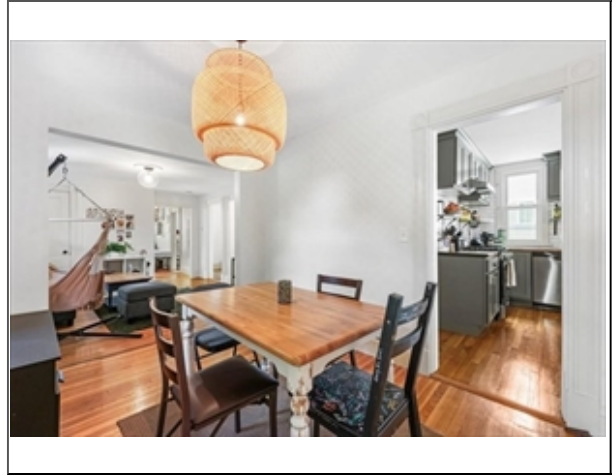
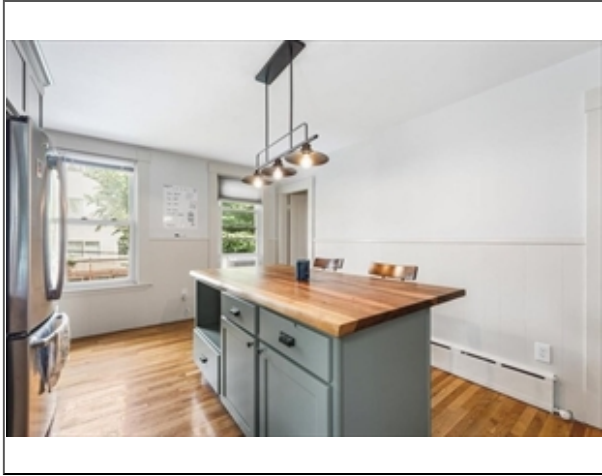
Condominium - Condo
List Price: ↓\$835,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

MLS # 73285172 - Price Changed
14 Horace Street U:2, Boston, MA: East Boston, 02128

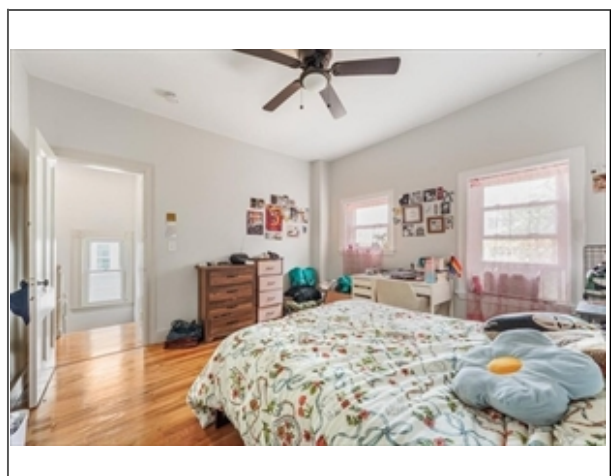
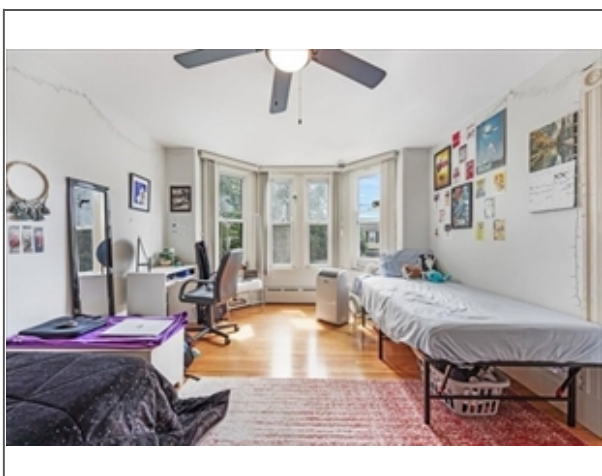
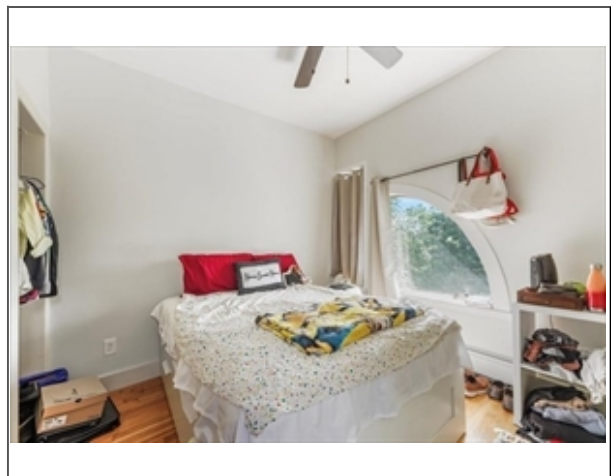
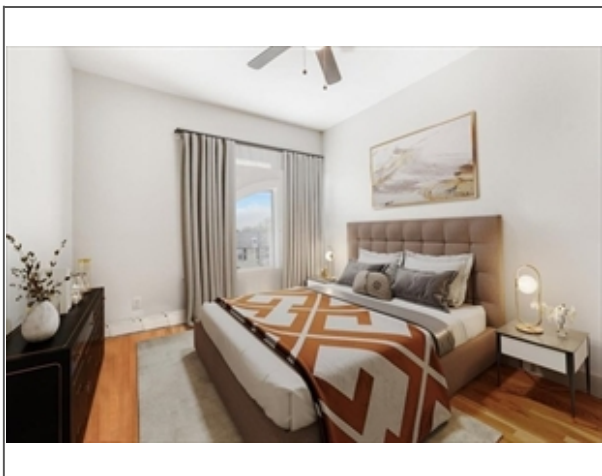
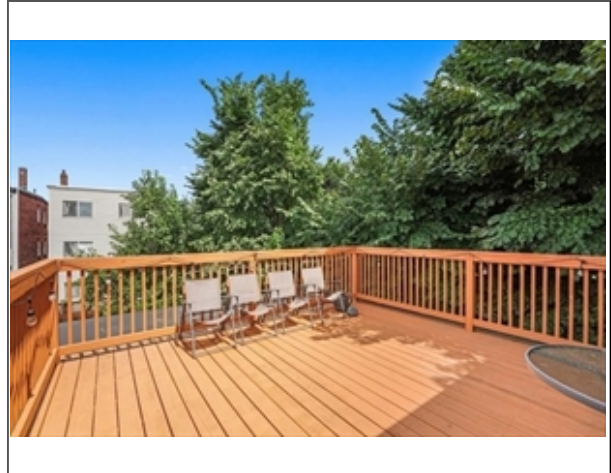
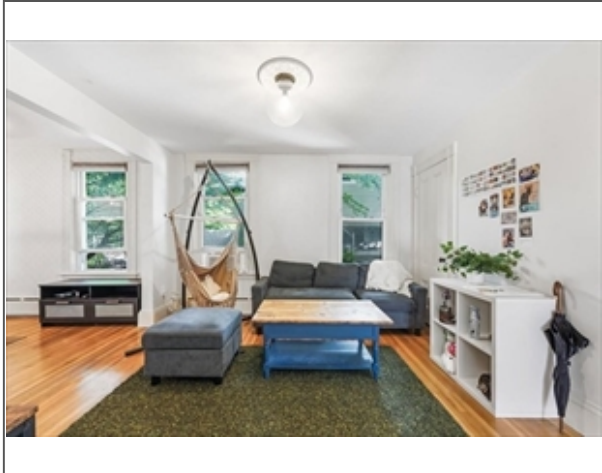
Condominium - Condo
List Price: ↓\$835,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

MLS # 73285172 - Price Changed
14 Horace Street U:2, Boston, MA: East Boston, 02128

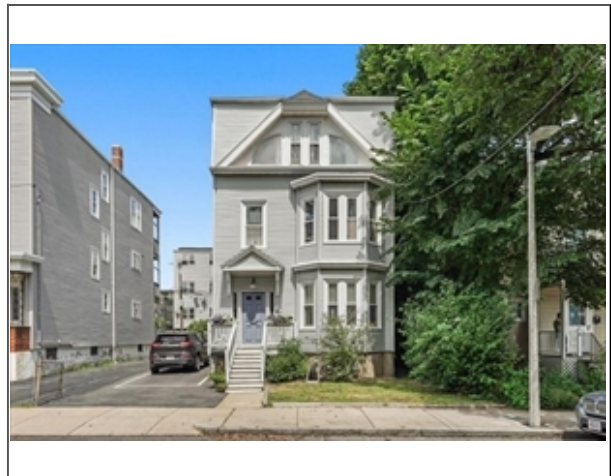
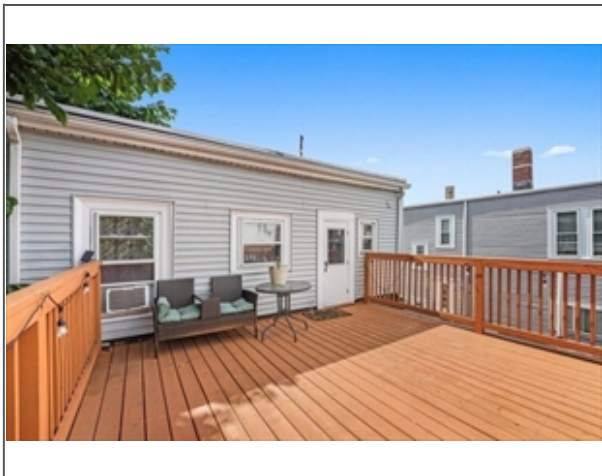
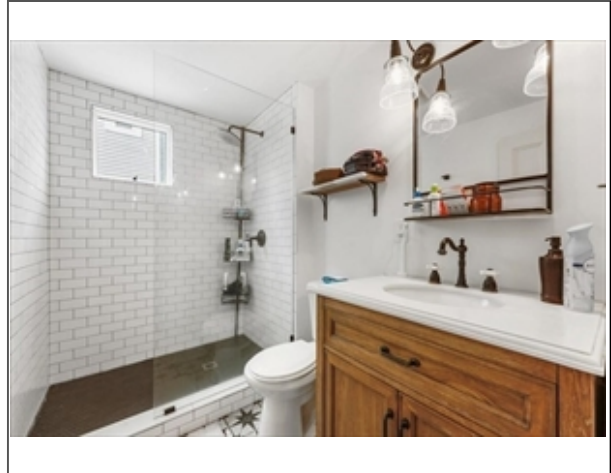
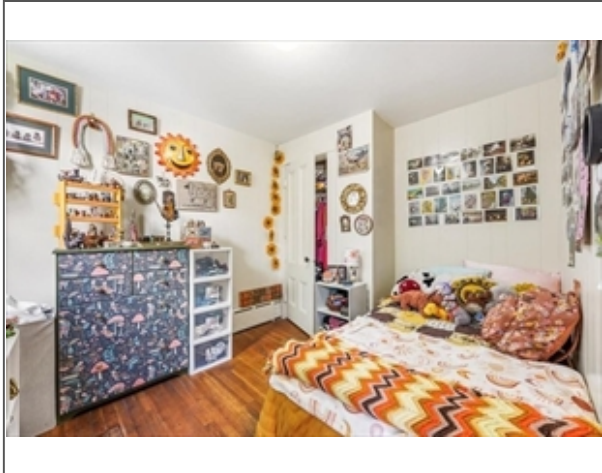
Condominium - Condo
List Price: ↓\$835,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

MLS # 73285172 - Price Changed
14 Horace Street U:2, Boston, MA: East Boston, 02128

Condominium - Condo
List Price: ↓\$835,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

MLS # 73285172 - Price Changed
14 Horace Street U:2, Boston, MA: East Boston, 02128

Condominium - Condo
List Price: ↓\$835,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.