



MLS # 72393264 - New Condo - Low-Rise

**285 Heath St - Unit 285
Boston, MA 02130-1146
Suffolk County**

List Price: **\$430,000**

Unit Placement: **End**
Unit Level: **3**
Grade School:
Middle School:
High School:
Outdoor Space Available:
Handicap Access/Features:
Directions: **USE GPS**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **1f 0h**
Master Bath: **No**
Fireplaces: **0**

Remarks

This is an affordable property; buyer must meet 80% AMI guidelines. First Time Home Buyers only! This immaculate, professionally-designed 2-story condo invites comfort, and exudes modern elegance. With 2 bedrooms, 1 full bath, generous living space and stylish finishes, you'll enjoy a perfect setting for relaxing and entertaining. Beautiful updated wood flooring and plenty of natural light flow throughout the home's open, airy layout. Other special highlights include a charming kitchen, chic lighting, tons of storage space and ready-for-cable wiring. Enjoy gatherings in the generously-sized living/dining area graced by well appointed bay windows. The recently-renovated gourmet kitchen will inspire your inner chef with its' granite counters. The upstairs master bedroom has its own large closet. You'll also love the convenience of your own deeded off-street parking spot, and a great neighborhood near it all with the T, great shops, bars and restaurants minutes away.

Property Information

Approx. Living Area: **1,028 Sq. Ft. (\$418.29/Sq. Ft.)** Approx. Acres: **0.03 (1,266 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **2 Electric**

Parking Spaces: **1 Deeded**

Living Area Source: **Other**

Cool Zones: **Window AC**

Levels in Unit: **3**

Living Area Disclosures:

Disclosures: **Refrigerator, washer and dryer will not be sold with the unit.**

Complex & Association Information

Complex Name:

Units in Complex: **10** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$435.05 Monthly**

Assoc. Fee Inclds: **Water, Sewer, Master Insurance**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		-
Kitchen:	1		-
Master Bedroom:	2		-
Bedroom 2:	2		-
Laundry:	B		-

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, Private School, Public School, T-Station, University**

Appliances: **Range, Dishwasher**

Basement: **Yes Full**

Beach: **No**

Construction: **Brick**

Exterior: **Brick**

Flooring: **Wood Laminate**

Interior Features: **Cable Available**

Management: **Professional - Off Site**

Restrictions: **Other (See Remarks)**

Roof Material: **Rubber, Reflective Roofing-ENERGY STAR**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Electric Range, for Electric Oven, Washer Hookup**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: Warranty Features:

Year Built/Converted: **1988**

Year Built Source: **Public**

Record

Year Built Desc: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **W:10 P:01487 S:040**

Assessed: **\$227,400**

Tax: **\$2,383** Tax Year: **2018**

Book: **248** Page: **280**

Cert:

Zoning Code: **RES**

Office/Agent Information

Listing Office: **Cameron Prestige, LLC**  (857) 331-5127

Listing Agent: **Jean Transtamar**  (857) 991-0152

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 Agent**

Showing: Facilitator:

Special Showing Instructions: **OPEN HOUSE 9/15/18 12-2PM & 9/16/18 1-3PM Email or call agent Jean Transtamar**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2%**

Facilitator: **N/A**

Compensation Based On: **Gross/Full Sale Price**

Firm Remarks

Please confirm offer due dates with agent Please communicate with agent about showings, income guidelines and applications. Must be approved by the city to purchase once offer is submitted. Have taxes and income ready Must be a First Time Home Buyer! Client must meet 80 %AMI. Review attached.

Market Information

Listing Date: **9/11/2018**

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date:

Original Price: **\$430,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)

Office Market Time: Office has listed this property for **1** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

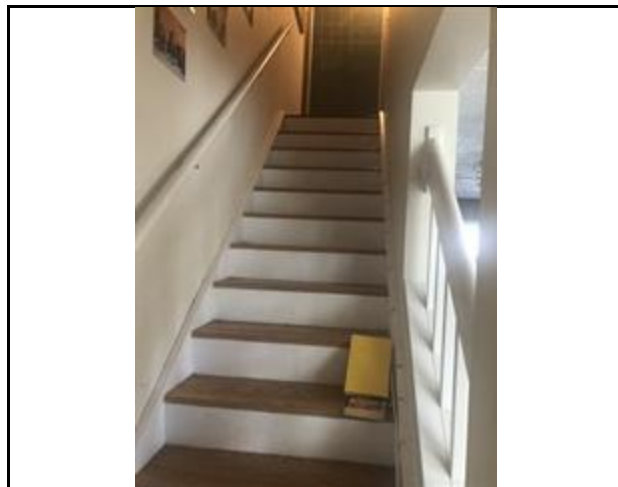
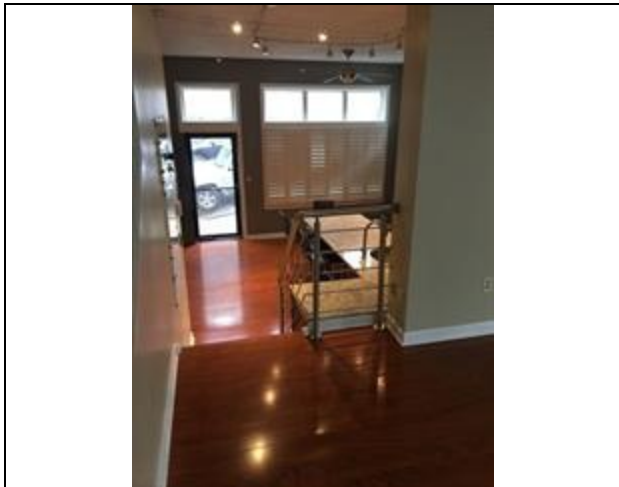
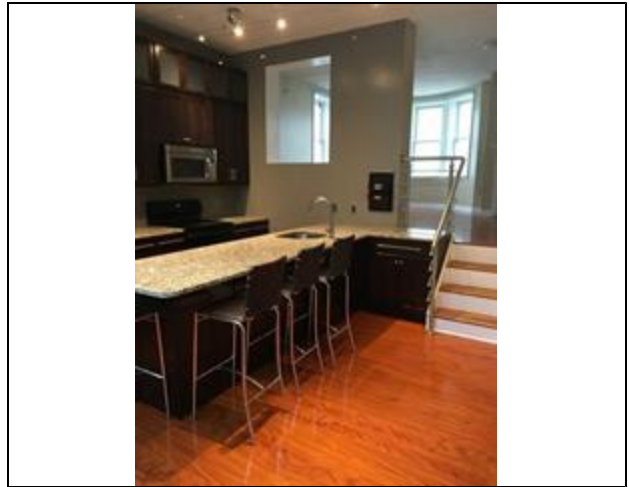
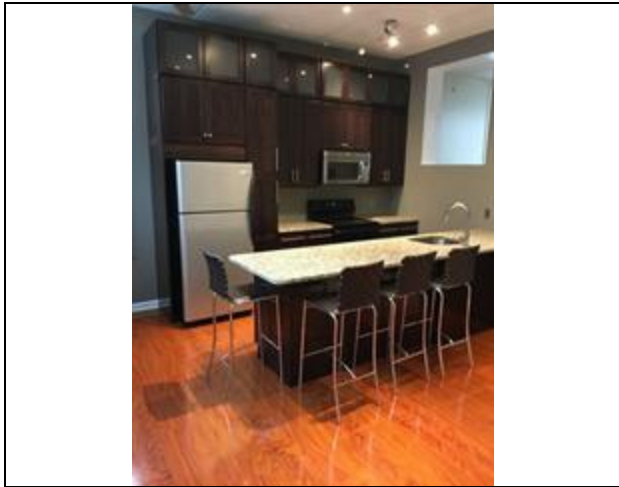
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Market History for 285 Heath St U:285, Boston, MA 02130-1146

MLS #	Date		DOM	DTO	Price
72393264	9/11/2018	Listed for \$430,000	Jean Transtamar	1	\$430,000
Market History for Cameron Prestige, LLC (AN4281)			1		
Market History for this property			1		

MLS # 72393264 - New
285 Heath St U:285, Boston, MA 02130-1146

Condominium - Condo
List Price: \$430,000





MLS # 72393264 - New Condo - Low-Rise

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Boston, MA 02130-1146
Suffolk County**

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Zoning Code: **RES**

Map: Block: Lot:

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Mortgage Payment Options for 285 Heath St - Boston. You are not required to use the services of this lender.




David Licciardi
NMLS ID 212449
 (508) 473-9580
Mobile: (401) 487-7691

E-mail David
View Website

First Home Mortgage				David Licciardi NMLS ID 212449 (508) 473-9580 E-mail David Licciardi			
	Conv 30 Yr Fixed	FHA 30 Yr Fixed	VA 30 Yr Fixed	Conv 15 Yr Fixed	FHA 15 Yr Fixed	CDA FHA 30 Yr Fixed	CDA VA 30 Yr Fixed
Down Payment:	\$86,000	\$15,050 ^{^*}	\$0 ^{^**}	\$86,000	\$15,050 ^{^*}	\$15,050 ^{^*}	\$0 ^{^**}
Mortgage Paymt:	\$1,873	\$2,234	\$2,426	\$2,632	\$3,203	\$2,430	\$2,529
Rate:	5.125%	4.875%	5.250%	4.500%	4.375%	5.625%	5.625%
APR:	5.215%	5.960%	5.524%	4.648%	5.346%	6.724%	5.907%
Taxes:	\$199	\$199	\$199	\$199	\$199	\$199	\$199
Ins./HOA Dues:	\$503	\$503	\$503	\$503	\$503	\$503	\$503
PMI:	\$0	\$287	\$0	\$0	\$233	\$287	\$0
Mo. Payment:	\$2,575	\$3,223^{^*}	\$3,128^{^**}	\$3,334	\$4,138^{^*}	\$3,419^{^*}	\$3,231^{^**}

Personalize Your Mortgage

Click on the calculate button below to enter your offer price and down payment:



Asking Price of **\$430,000** with a Down Payment of **20.0%** and a Loan Amount of **\$344,000**. ^{^*}FHA loans allow for a 3.5% Down Payment. ^{^**}VA loans allow for a 0.0% Down Payment. Click **Key Info** for required disclosure. Ins. = Home Owners Insurance Click here for relationship disclosure.

Market History for 285 Heath St U:285, Boston, MA 02130-1146

MLS #	Date	DOM	DTO	Price
72393264	9/11/2018	Listed for \$430,000	1	\$430,000
Market History for Office Id: AN4281			1	
Market History for this property			1	

MLS # 72393264 - New
285 Heath St U:285, Boston, MA 02130-1146

Condominium - Condo
List Price: \$430,000

