



Living Room

**Condo - Low-Rise**

**125 B St - Unit 1D  
Boston, MA: South Boston, 02127-1111  
Suffolk County**

List Price: **\$462,384**

Unit Placement: **Below Grade**  
Unit Level: **1**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Available: **No**  
Handicap Access/Features:  
Directions: **West Broadway to B Street.**

Total Rooms: **4**  
Bedrooms: **2**  
Bathrooms: **2f 0h**  
Master Bath: **Yes**  
Fireplaces: **0**

**Remarks**

**Boston Planning And Development Agency (BPDA) Income Restricted 2 bed / 2 bath ground floor condo located in South Boston in a historic school house! Renovated in 2006. Condo includes: central AC, professionally-managed building, washer / dryer, pet friendly, hardwood floors, & near the stores and restaurants on West Broadway and The Seaport. Close to downtown Boston via the Broadway Red Line stop. Sale is subject to BPDA approval of buyer's eligibility (2 & 4 member households may make up to \$137,470). CAN NOT be a one member household buyer. Please ask on larger household sizes. Buyer(s) must use this condo as their primary residence. Buyer(s) must have under \$100,000 in liquid assets (not including most retirement accounts & education savings) and must obtain mortgage financing. Please be aware that an Income Certification Process is a required component of application review. Open House Saturday Jan. 25th 12:30pm-2pm & Sunday Jan. 26th 11:30am-1:00pm.**

**Property Information**

Approx. Living Area: **916 Sq. Ft. (\$504.79/Sq. Ft.)** Approx. Acres: **0.02 (916 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces: **0 Off-Street**

Living Area Source: **Public Record**

Cool Zones: **Central Air**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: **Tax estimate based upon FY20 released by Boston, & includes residential exemption. After accepted offer buyers will be given the BPDA application. Buyer(s) to do due diligence. 1 pet per unit. CAN NOT be a one member household.**

**Complex & Association Information**

Complex Name: **Lawrence Place Condominium**

Units in Complex: **16** Complete: Units Owner Occupied: **10** Source: **Management**

Association: **Yes** Fee: **\$159 Monthly**

Assoc. Fee Incls: **Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Snow Removal, Reserve Funds**

Special Assessments: **No**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Area Amenities: **Public Transportation, Shopping, Highway Access, T-Station**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Freezer, Washer, Dryer**

Association Pool: **No**

Assoc. Security: **Intercom**

Basement: **No**

Beach: **No**

Management: **Professional - Off Site**

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

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, for Gas Oven**

Waterfront: **No**

**Other Property Info**

Elevator: **Yes**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Certified Treated**

UFFI: Warranty Features:

Year Built/Converted: **1899**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round: **Yes**

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

Lender Owned: **No**

**Tax Information**

Pin #: **W:06 P:01360 S:008**

Assessed: **\$419,900**

Tax: **\$1,559** Tax Year: **2020**

Book: **56611** Page: **264**

Cert: **000000075236**

Zoning Code: **n/a**

Map: Block: Lot:

**Firm Remarks**

**Please make sure your clients qualify prior to showing requests. See attached info regarding lead paint. Please send any offers in one PDF with pre-approval, agency disclosure, lead paint form, & copy of earnest money deposit (account numbers not to be shown). CAN NOT be a one member household.**

**Market Information**Listing Date: **1/22/2020**

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

Expiration Date:

Original Price:

Off Market Date:

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

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

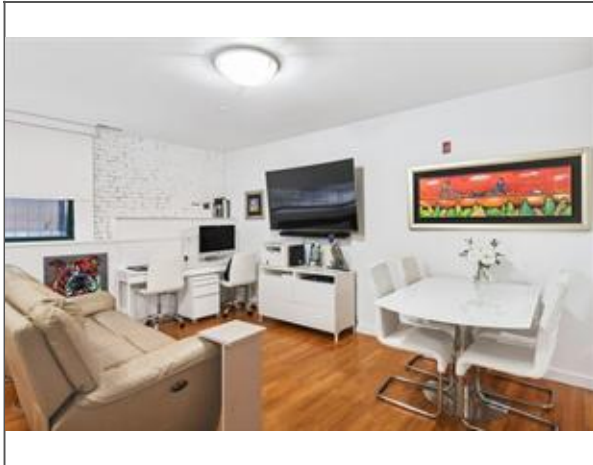
Cash Paid for Upgrades:

Seller Concessions at Closing:

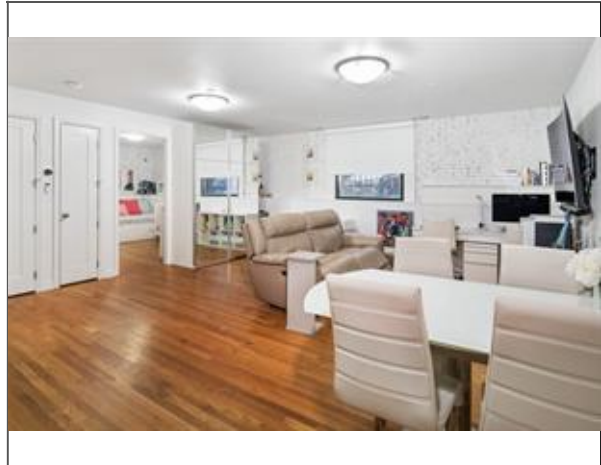
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**125 B St U:1D, Boston, MA: South Boston, 02127-1111**

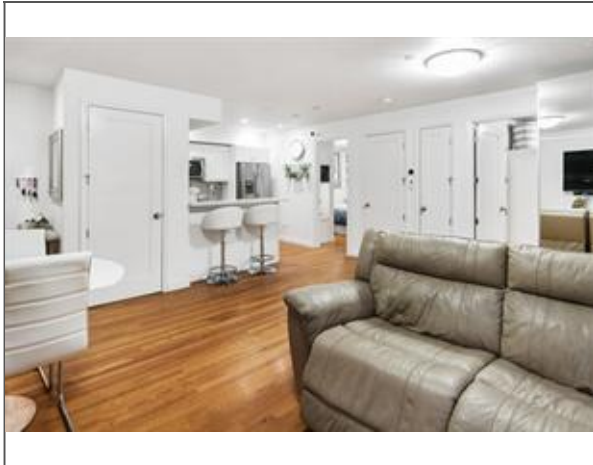
**Condominium - Condo  
List Price: \$462,384**



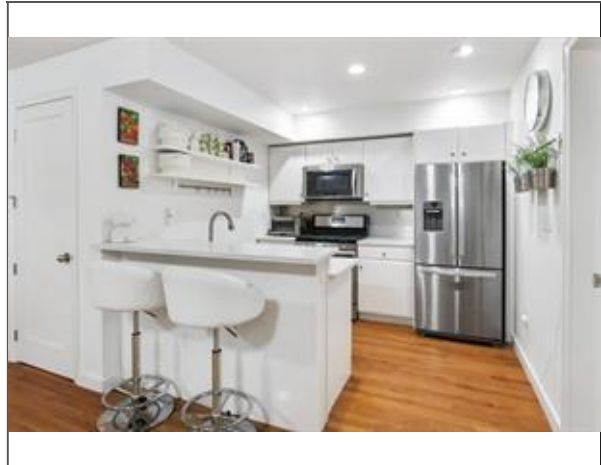
**Living Room**



**Living Room**



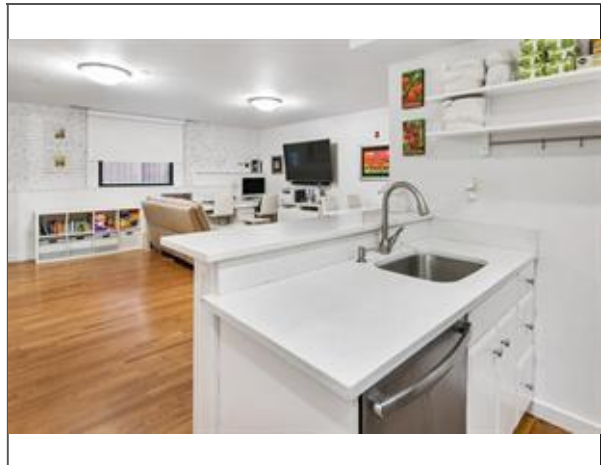
**Living Room**



**Kitchen/Dining Combo**



**Kitchen/Dining Combo**

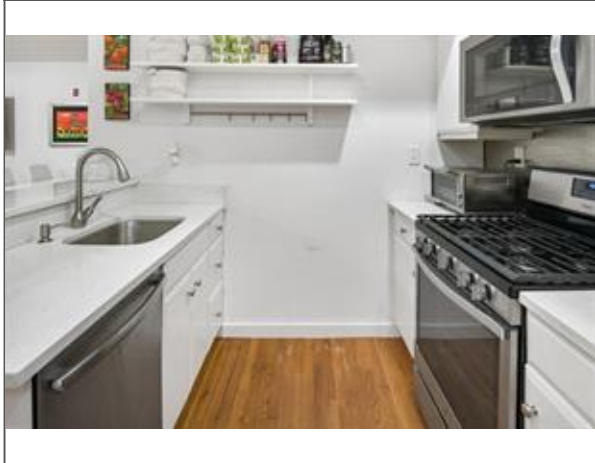


**Kitchen/Dining Combo**

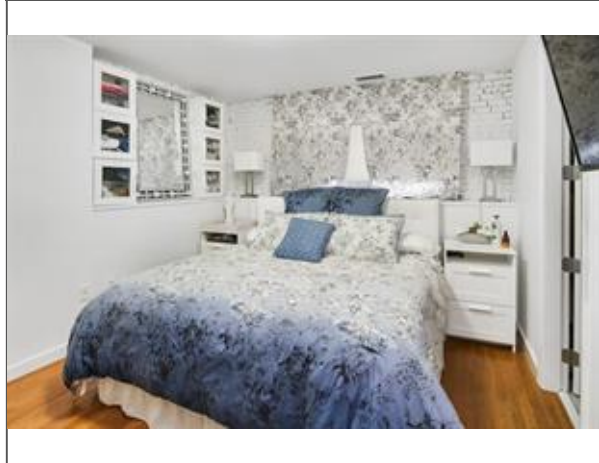
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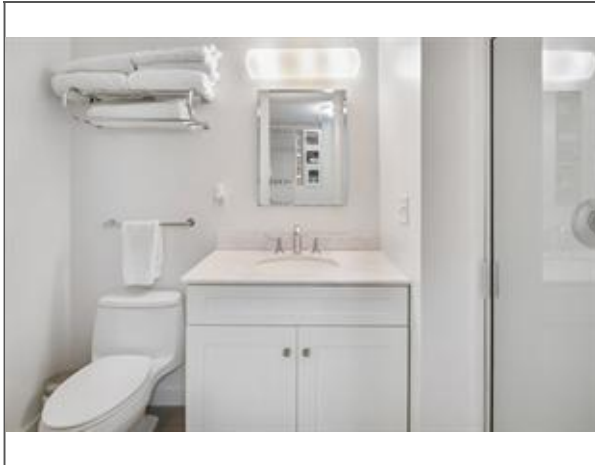
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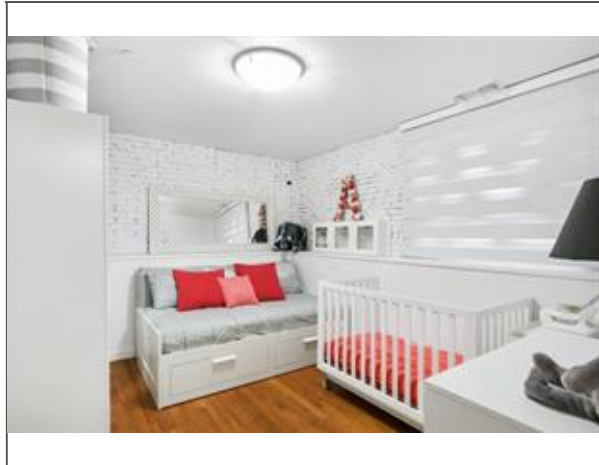
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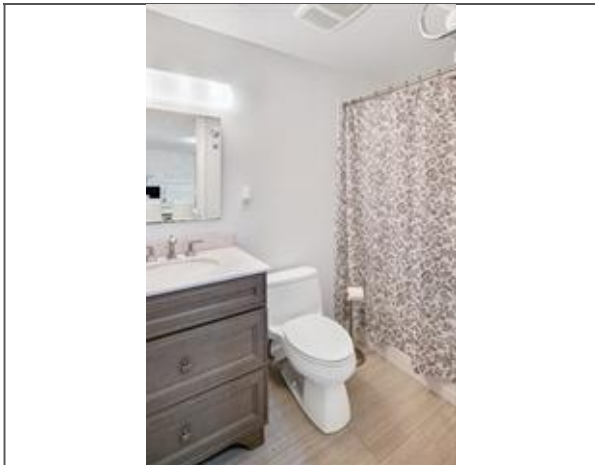
**Bedroom**



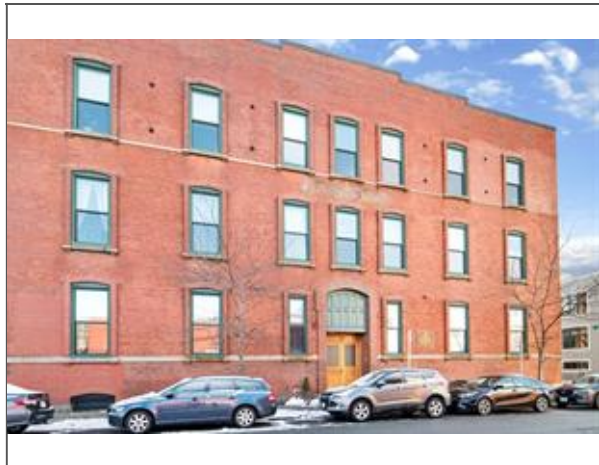
**Bathroom - Master**



**Bedroom 2**



**Bathroom 2**



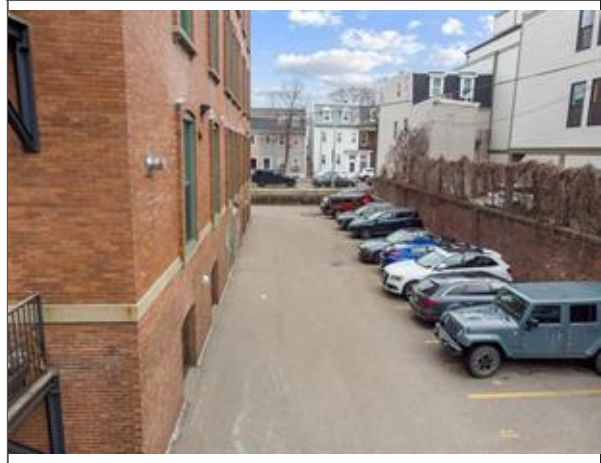
**Exterior - Front**

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