



Exterior - Front

**MLS # 72614649 - New
Condo - Mid-Rise**

**1313 Washington St - Unit 218
Boston, MA 02118-2139
Suffolk County**

List Price: **\$282,427**

Unit Placement: **Front**
Unit Level: **2**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Common**
Handicap Access/Features:
Directions: **Please use GPS.**

Total Rooms: **2**
Bedrooms: **1**
Bathrooms: **1f 0h**
Master Bath:
Fireplaces: **0**

Remarks

Boston Planning And Development Agency (BPDA) Certified Artist Income Restricted 1 bed / 1 bath ground 2nd floor condo located in the South End! Condo includes: central AC, professionally-managed building, 24 hour concierge, pet friendly, common roof decks, indoor bike storage, club room & multiple internet options. The lobby and hallways have recently been updated. Please ask on other ongoing building improvements. Sale is subject to BPDA approval of buyer's eligibility (1 member household must make below \$63,500 and a two member house hold must make below \$72,550). Please ask on larger household sizes. Buyer(s) must use this condo as their primary residence. Buyer(s) must have under \$75,000 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. Buyer(s) must be a City of Boston Certified Artist Household.

Property Information

Approx. Living Area: **795 Sq. Ft. (\$355.25/Sq. Ft.)** Approx. Acres: **0.02 (795 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces: **0 On Street Permit**

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. 2 dog limit per unit. Buyer(s) to do due diligence. Buyer(s) must be a City of Boston Certified Artist Household. 1 light switch & 1 outlet do not work.**

Complex & Association Information

Complex Name: **Wilkes Passage**

Units in Complex: **159 Complete: Yes**

Units Owner Occupied: **133 Source: Management**

Association: **Yes Fee: \$224.53 Monthly**

Assoc. Fee Incls: **Heat, Hot Water, Water, Sewer, Master Insurance, Security, Elevator, Exterior Maintenance, Road Maintenance, Snow Removal, Refuse Removal, Garden Area, Air Conditioning, Reserve Funds**

Special Assessments: **Yes - \$3,200,000 - Unit 218's remaining share is \$400 a month through June 2020. Please inquire for more information.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Association Pool: **No**
Assoc. Security: **Intercom, Concierge**
Basement: **No**
Beach: **No**
Management: **Professional - On Site**
Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info


Elevator: **Yes**
Disclosure Declaration: **No**
Exclusions: **All LED lights will be taken seller. The black track light over the couch will be taken by seller.**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built/Converted: **2002**
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:03 P:06010 S:068**
Assessed: **\$263,000**
Tax: **\$277.73 Tax Year: 2020**
Book: **0 Page: 0**

Cert:
 Zoning Code: **n/a**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Back Bay** 
(617) 266-4430

Listing Agent: **Richard Hornblower**  **(617) 694-0091**

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: **Please call Rich at 617 694 0091 to discuss eligibility.**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **n/a**

Compensation Based On: **Net Sale Price**

Firm Remarks

Please make sure your clients qualify prior to showing requests. Buyer(s) must be a City of Boston Certified Artist Household. 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). Unit "as is."

Market Information

Listing Date: **2/3/2020**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date: **7/31/2020**

Original Price: **\$282,427**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Condominium - Condo
List Price: \$282,427



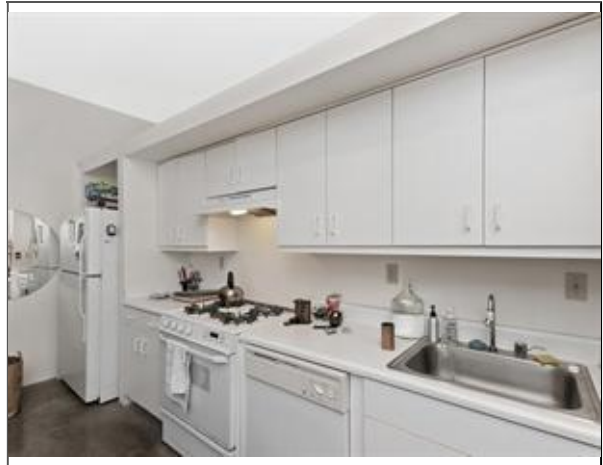
Exterior - Front



Living Room



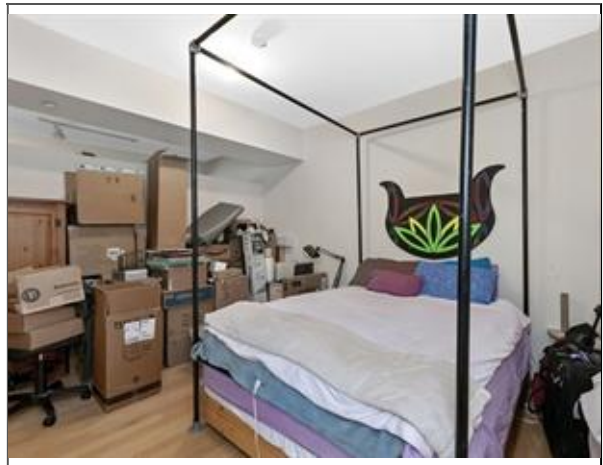
Living Room



Kitchen



Bedroom



Bedroom

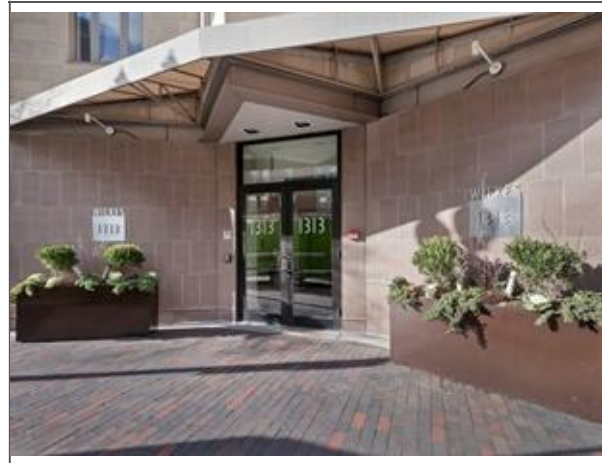
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Floor Plan



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Exterior - Front



Common Area



Common Area



Common Area

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