



Details on the property located at

**1180-1200 Washington St - Unit 114, Boston, MA 02118 (South End)**

List Price:  
**\$199,708**

Richard Hornblower

**Coldwell Banker Realty - Boston**

399 Boylston Street, Suite 200  
Boston, MA 02116  
617-694-0091  
Rich.Hornblower@nemooves.com



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**MLS # 73537177 - New  
Condo - Mid-Rise**

**1180-1200 Washington St - Unit 114  
Boston, MA: South End, 02118  
Suffolk County**

List Price: **\$199,708**

Unit Placement: **Street**  
Unit Level: **1**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Available: **Yes - Common**  
Handicap Access/Features:  
Directions: **Meet at 1200 Washington St for any showings.**

Total Rooms: **1**  
Bedrooms: **1**  
Bathrooms: **1f 0h**  
Main Bath:  
Fireplaces: **0**  
Approx. Acres: **0.02 (737 SqFt)**

**Artist Unit. Buyer(s) must be a BPDA/City of Boston Certified Artist to purchase, and have the Artist Certificate. Boston Planning And Development Agency / City of Boston Inclusionary Development Unit Income Restricted South End 1st floor condo includes: professionally managed elevator building, onsite building manager, common roof deck, & Central AC Near the Silver line, South End Boston restaurants & parks. Sale is subject to BPDA approval of buyer's eligibility (1 Member Household (MH) up to \$92,640 & 2 (MH) up to \$105,920). Please ask for income limits for larger households. Buyer(s) must have under \$75,000 in liquid assets (not including most retirement accounts & education savings) and must obtain mortgage financing. Buyer(s) must use this condo as their primary residence. BPDA requires buyers to contribute at least 1.5% of the purchase price from their own savings unless a VA loan is being used. Buyer(s) must be approved by the Laconia Condominium Trust as an Artist.**

**Property Information**

Approx. Living Area Total: **737 SqFt (\$270.97/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
Approx. Above Grade: **737 SqFt** Approx. Below Grade: Levels in Unit: **1**  
Living Area Disclosures: **Per the deed floorplan. Please verify.**

Heat Zones: **Central Heat** Cool Zones: **Central Air**  
Total Parking Spaces: **On Street Permit** Garage Spaces: **0**  
Disclosures: **Tax based on FY26 estimate with residential exemption. No buyer letters per MAR. Buyer and agent to do all due diligence. Income-restricted condo. Must have city artist certification. Not a proper one bedroom. Buyer(s) must also be approved by the Laconia Condominium Trust as an Artist.**

**Complex & Association Information**

Complex Name: **Laconia Lofts** Units in Complex: **99** Complete: **Yes** Units Owner Occupied: Source:  
Association: **Yes** Fee: **\$428 Monthly**  
Assoc. Fee Incls: **Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds, Management Fee**  
Special Assessments: **Yes - \$5,875 - Supplemental Fee will fund repairs to the Harrison Ave. stairs, modernization of 1 elevator, facade repairs, & engineering review of a future window project. Monthly increments, completed by Feb 2027.**

**Room Levels, Dimensions and Features**

**Room Level Size Features**

**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, T-Station, University**  
Appliances: **Range, Refrigerator, 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**  
Water Utilities: **City/Town Water**  
Terms: **Deed Restricted (See Remarks)**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Elevator: **Yes**  
Disclosure Declaration: **No**  
Exclusions:  
Laundry Features: **In Unit**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built/Converted:  
**1900/1999**  
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:06395 S:032**  
 Assessed: **\$412,000**  
 Tax: **\$5,147.4** Tax Year: **2026**  
 Book: **00** Page: **00**  
 Cert:  
 Zoning Code: **RC**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Coldwell Banker Realty - Boston**  (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-Agency: **Call List Agent**  
 Showing: Buyer's Broker:  
 Showing: Facilitator:  
 Special Showing Instructions: **Call Rich. Please make sure your client has a city artist certificate prior to calls.**

**Firm Remarks**

**Must be a BRA/City of Boston certified artist. Call Rich at 617-694-0091 for showings and questions. Buyer(s) must meet income requirements: 1 person household up to \$92,640, 2 person household up to \$105,920, 3 person household up to \$119,920, and 4 person household up to \$132,320. Buyer(s) must complete the BPDA Affidavit of Eligibility and obtain BPDA approval after offer acceptance. The affidavit will be provided upon acceptance of the offer. Submit offers as one PDF with the pre approval letter and the attached Financial Consent, Mandatory Inspection Form, and Seller's Information Real Estate Statement forms to rich.hornblower@nemoves.com. Do not send via Dotloop or DocuSign. Do not email tax returns or account statements. Check copies are not needed. Initial and P&S deposits are preferred via Payload. There is a fee for Payload. Please verify your client's income, assets, and pre approval before calling with questions. This is a 80% AMI Unit. Pets permitted with Trustee approval.**

**Market Information**

Listing Date: <b>6/17/2026</b>	Listing Market Time: MLS# has been on for <b>0</b> day(s)
Days on Market: Property has been on the market for a total of <b>0</b> day(s)	Office Market Time: Office has listed this property for <b>0</b> day(s)
Expiration Date: <b>11/30/2026</b>	Cash Paid for Upgrades:
Original Price: <b>\$199,708</b>	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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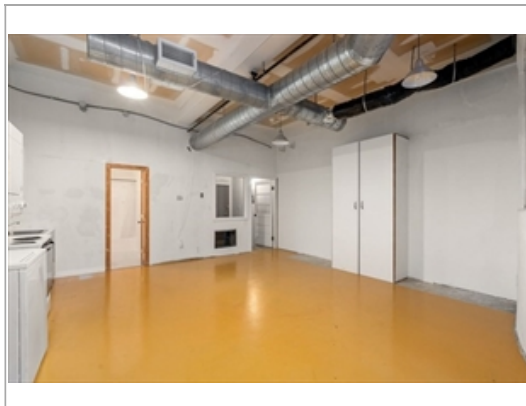
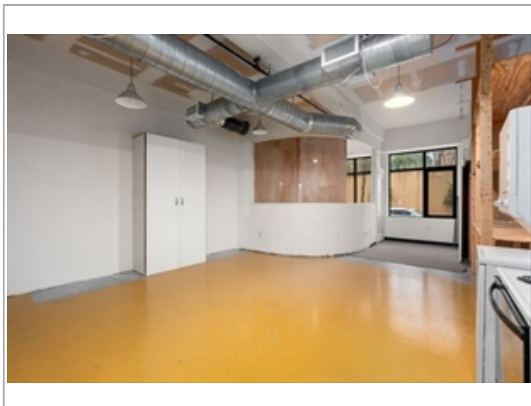
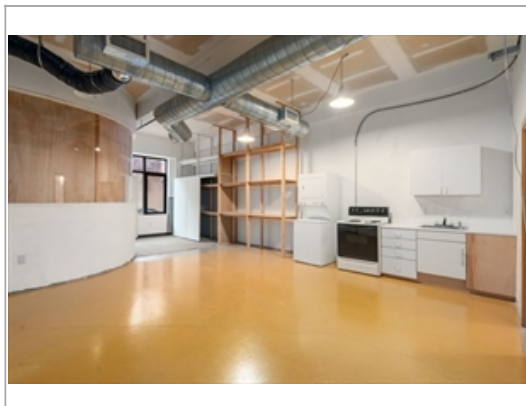
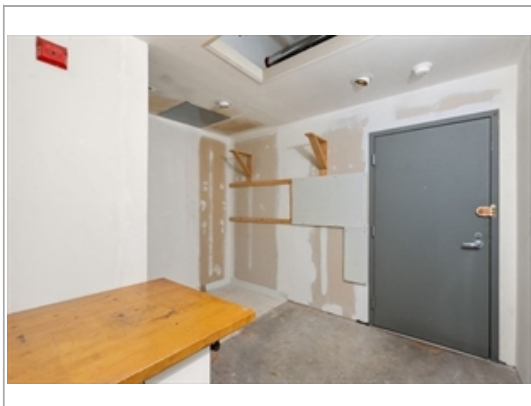
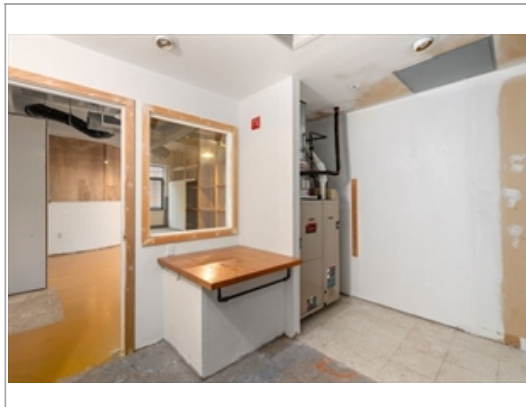
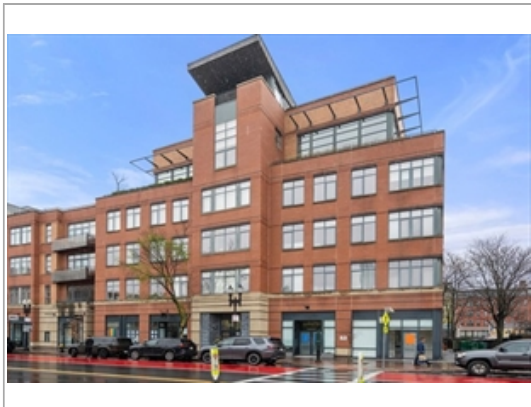
**Market History for 1180-1200 Washington St U:114, Boston, MA: South End, 02118**

MLS #	Date			DOM	DTO	Price
73537177	6/17/2026	Listed for <b>\$199,708</b>	Richard Hornblower	0		\$199,708
<b>Market History for Coldwell Banker Realty - Boston (AN6192)</b>				<b>0</b>		
<b>Market History for this property</b>				<b>0</b>		

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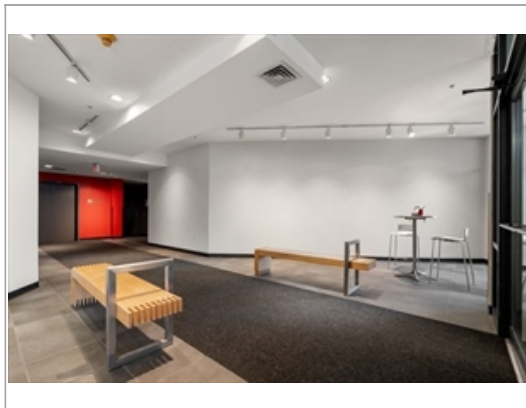
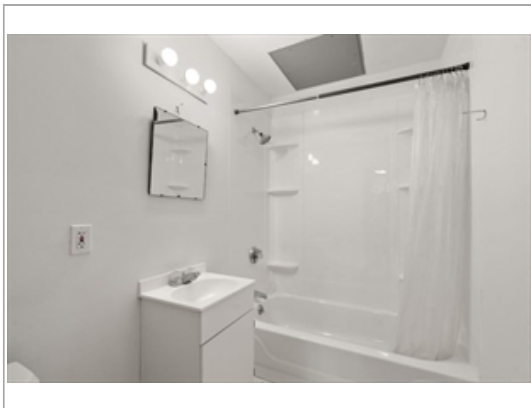
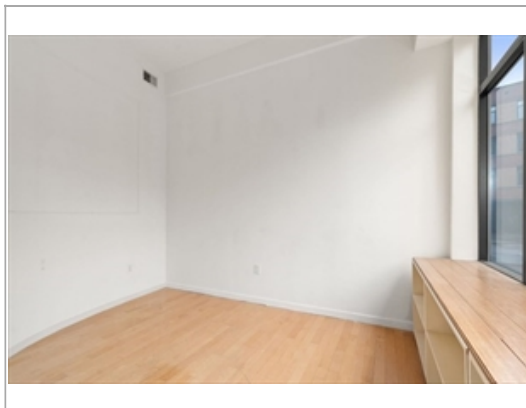
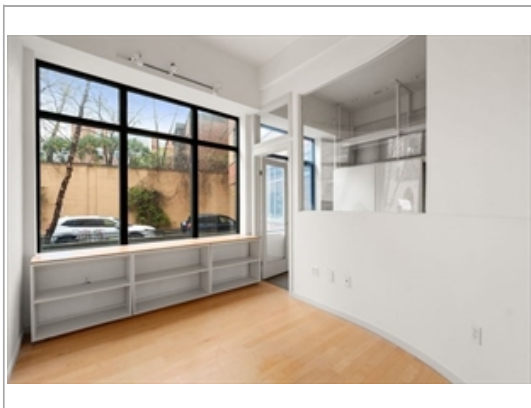
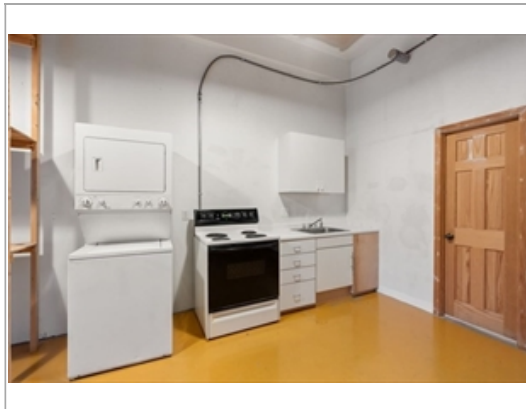
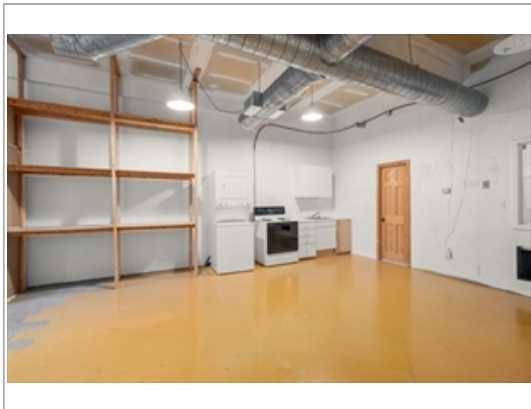
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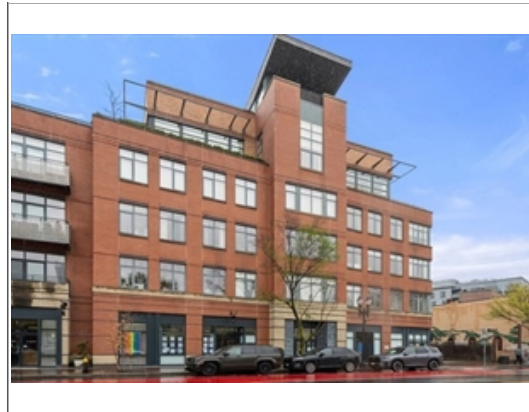
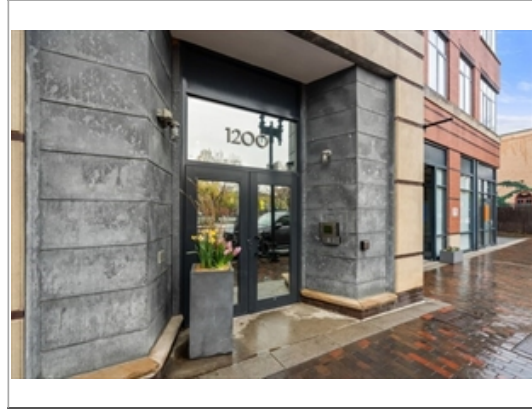
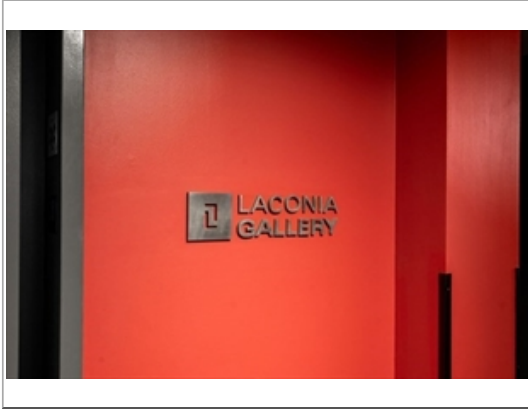
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