



MLS # 73550635 - Active

Condo - Mid-Rise

**45 W Broadway - Unit 208
Boston, MA: South Boston, 02127
Suffolk County**

List Price: **\$499,900**

Unit Placement:

Total Rooms: **3**

Unit Level: **2**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Main Bath: **No**

High School:

Fireplaces: **0**

Outdoor Space Available: **Yes - Common**

Approx. Acres: **0.01 (587 SqFt)**

Handicap Access/Features:

Directions: **Use GPS. In-between Broadway T Stop & A Street**

Income Restricted condo on 1st block of W Broadway! Don't miss this incredible opportunity to own a unit in one of Southie's most iconic landmark buildings, 45 West Broadway seamlessly blends timeless architecture with modern living. This beautifully designed residence features soaring ceilings, oversized windows, abundant natural light, and an open-concept layout. The chef's kitchen is perfect for entertaining, flowing effortlessly into the spacious living area. A generously sized bedroom, nicely appointed bathroom, elevator access, and professional management complete the home. Ideally situated just steps from South Boston's best restaurants, cafés, shopping, parks, and the Broadway Red Line station, with easy access to the Seaport, Downtown Boston, and major highways.

Property Information

Approx. Living Area Total: **587 SqFt (\$851.62/SqFt)** Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Field Card**

Approx. Above Grade: **587 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **1 Forced Air**

Cool Zones: **1 Central Air**

Total Parking Spaces: **On Street Permit**

Garage Spaces: **0**

Disclosures: **Affordable resale sponsored by the Roman Catholic Archdiocese. Restrictions Apply.**

Complex & Association Information

Complex Name:

Units in Complex: **44** Complete: **Yes**

Units Owner Occupied: **20** Source:

Association: **Yes** Fee: **\$519 Monthly**

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

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

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

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

Basement: **No**

Beach: **Yes Harbor, Ocean**

Beach Ownership: **Public**

Beach - Miles to: **1 to 2 Mile**

Construction: **Stone/Concrete**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements, Certificate of Insurance**

Energy Features: **Insulated Windows**

Exterior: **Stone**

Flooring: **Wood**

Management: **Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions**

Restrictions: **Rentals, Smoking - In Units**

Roof Material: **Slate**

Sewer Utilities: **City/Town Sewer**

Other Property Info

Adult Community: **No**

Elevator: **Yes**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **Northeast**

Lead Paint: **None**

UFFI: **No** Warranty Features:

No

Year Built/Converted: **1900**

Year Built Source: **Public**

Record

Year Built Desc: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **W:06 P:00053 S:066**

Assessed: **\$512,400**

Tax: **\$5,651** Tax Year: **2025**

Book: **45510** Page: **271**

Water Utilities: **City/Town Water**
Sewage District: **BW&S**
Waterfront: **No**
Water View: **No**

Cert: **000000087979**
Zoning Code: **CD**
Map: Block: Lot:

Office/Agent Information

Listing Office: **All Things Real Estate, Inc. (781) 820-9722**
Listing Agent: **Christopher Buono (781) 820-9722**
Team Member(s): **Christopher Buono (781) 820-9722; Valentin TenBrook (781) 715-4834**
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency: **Call List Agent, Email List Agent**
Showing: Buyer's Broker: **Call List Agent, Email List Agent**
Showing: Facilitator: **Call List Agent, Email List Agent**
Special Showing Instructions: **Please call or email Chris: 781-820-9722 / chris@allthingsrealestatema.com**

Firm Remarks

Affordable resale sponsored by the Roman Catholic Archdiocese. Restrictions Apply.

Market Information

Listing Date: 7/15/2026	Listing Market Time: MLS# has been on for 21 day(s)
Days on Market: Property has been on the market for a total of 21 day(s)	Office Market Time: Office has listed this property for 21 day(s)
Expiration Date: 10/31/2026	Cash Paid for Upgrades:
Original Price: \$499,900	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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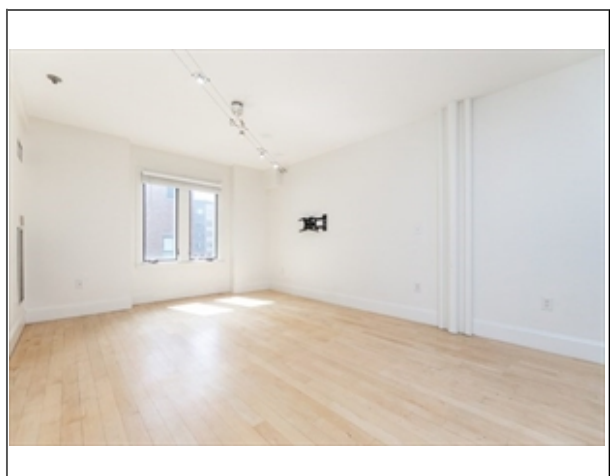
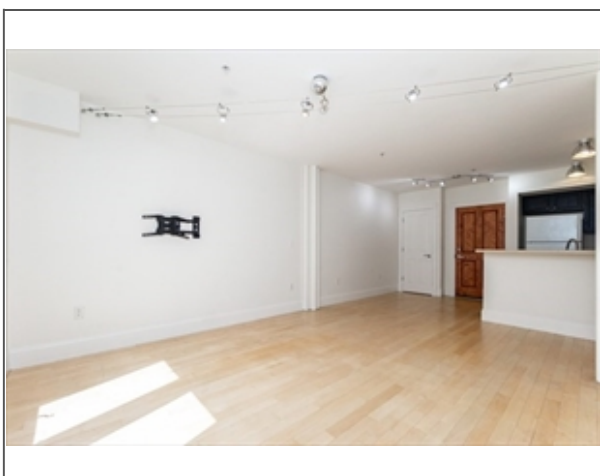
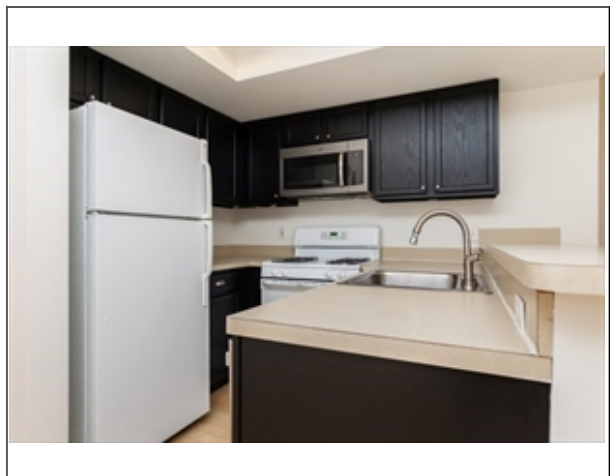
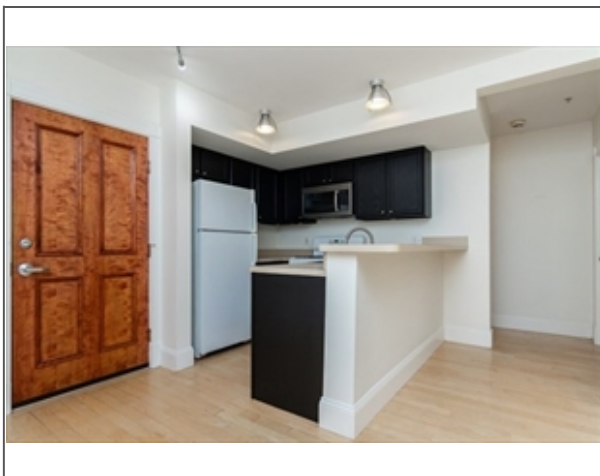
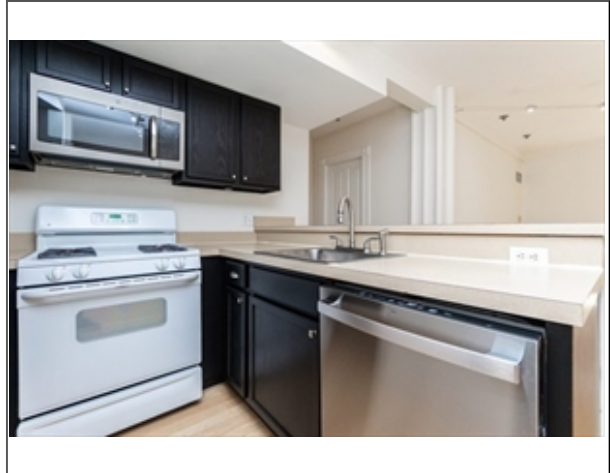
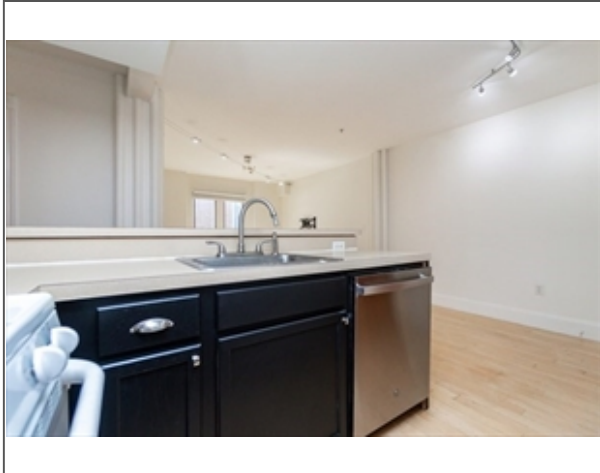
Condominium - Condo
List Price: \$499,900



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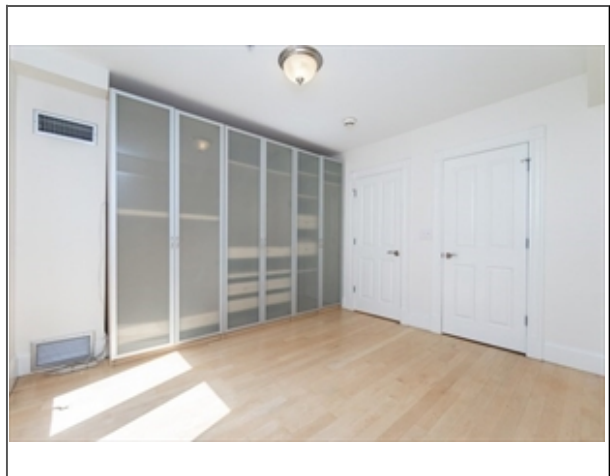
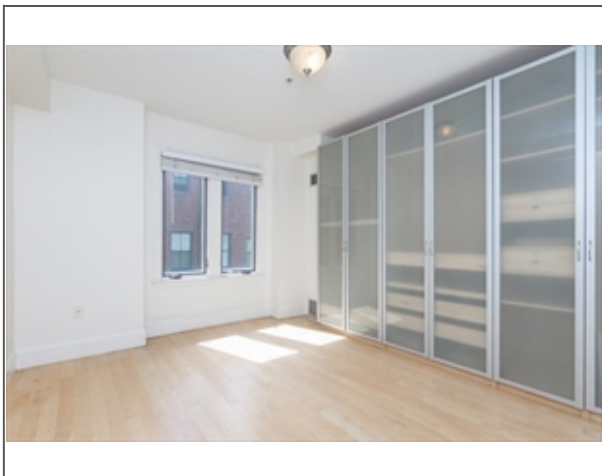
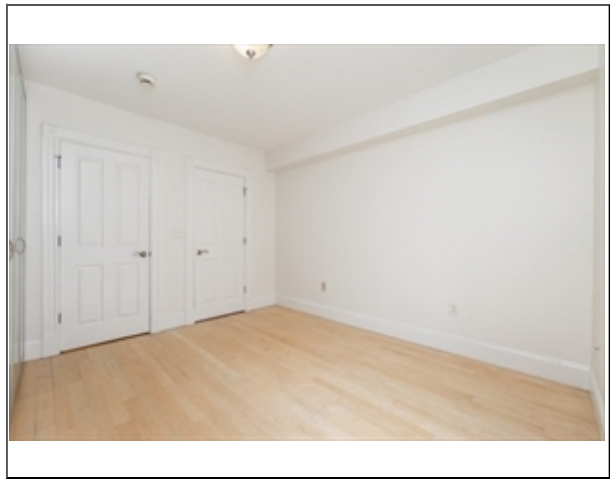
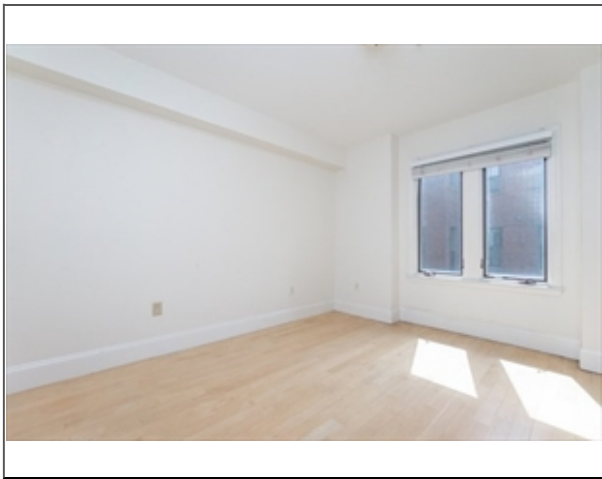
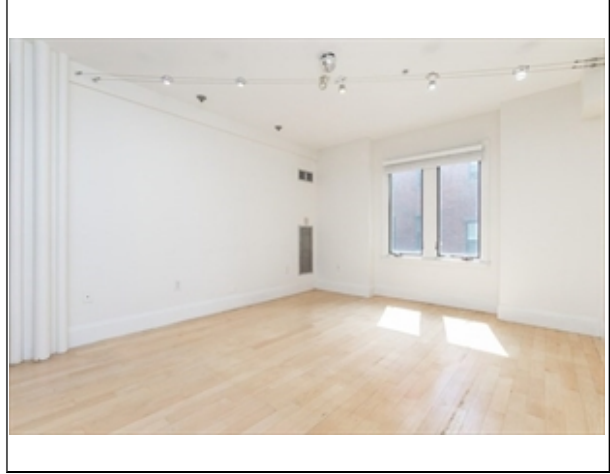
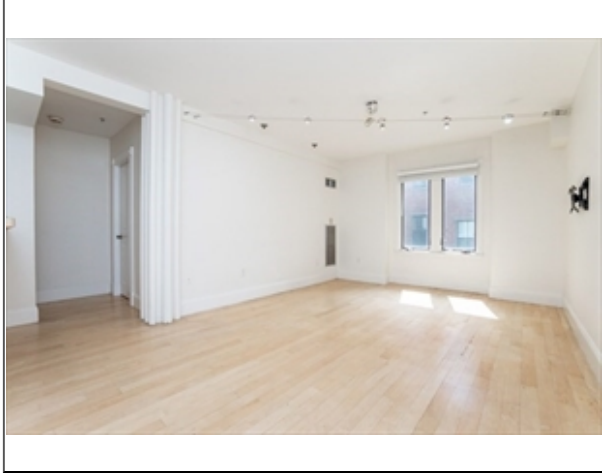
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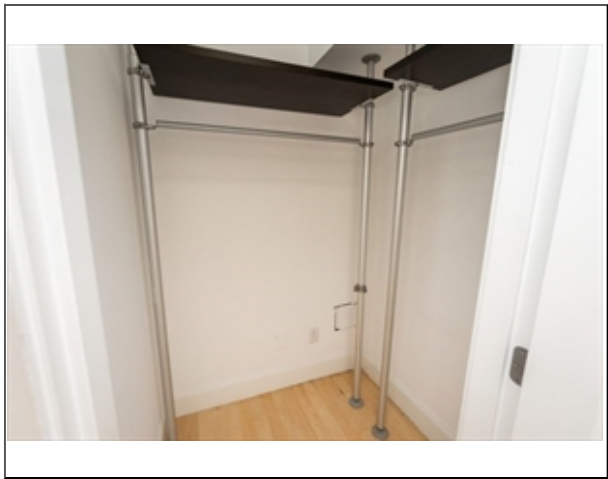
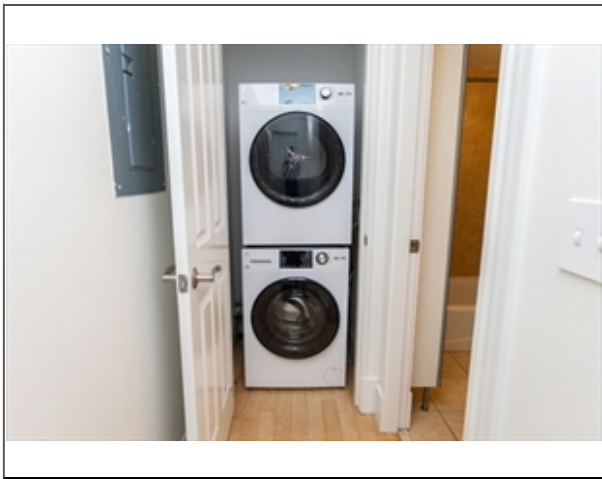
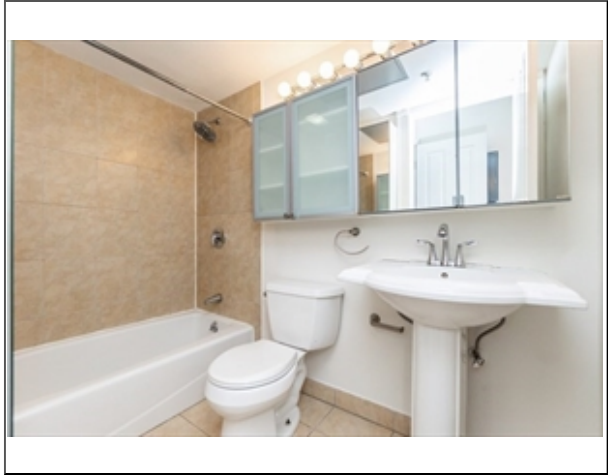
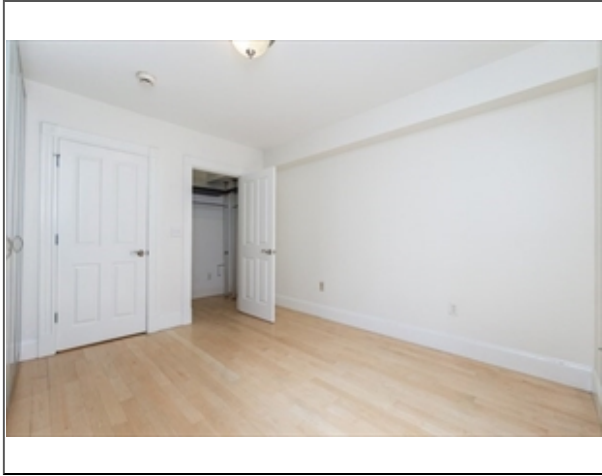
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