



MLS # 72439102 - Active
Condo - Detached, 2/3 Family

63 Monmouth Street - Unit 1 List Price: **\$729,000**
Boston, MA: East Boston, 02128
Suffolk County
 Unit Placement: **Upper, Top/Penthouse** Total Rooms: **6**
 Unit Level: **1** Bedrooms: **2**
 Grade School: Bathrooms: **2f 0h**
 Middle School: Master Bath: **Yes**
 High School: **East Boston** Fireplaces: **1**
 Outdoor Space Available: **Yes - Private**
 Handicap Access/Features:
 Directions: **Meridian Street or Brooks Street to the top of Eagle Hill, intersecting with Monmouth at the top!**

Remarks

This stunning Victorian home was featured in the Boston Herald and has been recognized by the Eagle Hill Civic Association for its rich history. Offering 1588 flexible square feet of space on the first floor with 2+ Bedrooms, 2 full Bathrooms, a formal dining room and separate home office. Very close attention has been paid to this homes wonderful turn of the century details including an 11' cove ceiling, wainscoting, custom built-in furniture, Chelsea tile fireplace and a frieze sculptural wall relief in the grand parlor from 1861 (see pics!). Modern features include central air, a high end chefs kitchen with an island and Kitchen Aid appliances, custom built-in closets and in-unit laundry room. There is a rear deck accessible from either the master bedroom or kitchen and a large fenced in yard (pets are permitted!). Buyer alert: the unit also comes with an additional 1000+ square feet on the lower level, partially finished with architect plans! Close to Blue Line T station & park!

Property Information

Approx. Living Area: **1,558 Sq. Ft. (\$467.91/Sq. Ft.)** Approx. Acres: Garage Spaces: **0**
 Living Area Includes: Heat Zones: **1 Forced Air, Gas, Individual, Unit Control** Parking Spaces: **0 On Street Permit**
 Living Area Source: **Unit Floor Plan** Cool Zones: **Central Air, Individual, Unit Control** Levels in Unit: **1**
 Living Area Disclosures: **Architect measured with plans attached, 1000+ sq ft additional space in basement**
 Disclosures: **Condo budget and docs are available for buyer review. This unit offers rights in condo docs to an additional 1000+ square feet in the lower level. Architect designed private access from the first floor and futures installed.**

Complex & Association Information

Complex Name: **Emery D. Leighton Shipwright Condominium** Units in Complex: **3** Complete: **Yes** Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$265 Monthly**
 Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Snow Removal, Refuse Removal**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Balcony / Deck, Main Level, Exterior Access, High Speed Internet Hookup, Remodeled
Dining Room:	1		Fireplace, Flooring - Hardwood, Main Level, Wet bar, Chair Rail, Open Floor Plan, Remodeled, Wainscoting
Kitchen:	1		Fireplace, Flooring - Hardwood, Kitchen Island, Cabinets - Upgraded, Cable Hookup, Exterior Access, Recessed Lighting, Remodeled, Stainless Steel Appliances
Master Bedroom:	1		Bathroom - Full, Fireplace, Ceiling - Cathedral, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, French Doors, Main Level, Cable Hookup, High Speed Internet Hookup
Bedroom 2:	1		Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Remodeled
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Double Vanity, Remodeled
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Remodeled
Laundry:	1		Countertops - Stone/Granite/Solid, Dryer Hookup - Gas, Remodeled
Home Office:	1		Flooring - Hardwood, Main Level, Remodeled

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Highway Access, House of Worship, Marina, Public School, T-Station, University**
 Appliances: **Washer, Dryer**
 Assoc. Security: **Fenced, Intercom**
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Concrete Floor**
 Beach: **Yes Harbor, Ocean, Access**
 Beach Ownership: **Public**
 Beach - Miles to: **3/10 to 1/2 Mile**
 Construction: **Frame**
 Electric Features: **100 Amps**
 Energy Features: **Insulated Windows, Prog. Thermostat**
 Exterior: **Shingles**
 Exterior Features: **Deck - Composite, Deck - Roof + Access Rights, Covered Patio/Deck, Storage Shed, City View(s), Fenced Yard, Garden Area, Professional Landscaping**
 Flooring: **Hardwood, Stone / Slate**
 Hot Water: **Natural Gas**
 Interior Features: **Intercom**
 Management: **Professional - Off Site**
 Pets Allowed: **Yes w/ Restrictions Pets Negotiable**
 Roof Material: **Rubber**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Utility Connections: **for Gas Range, for Gas Dryer**
 Waterfront: **No**
 Water View: **No**

Other Property Info

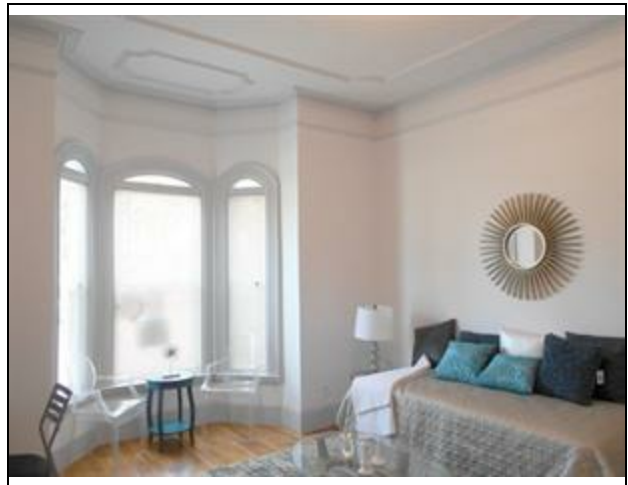
Adult Community: **No**
 Elevator: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Green Certified: **No**
 Laundry Features: **In Unit**
 Lead Paint: **Certified Treated**
 UFFI: Warranty Features: **No**
 Year Built/Converted: **1862/2018**
 Year Built Source: **Builder**
 Year Built Desc: **Certified Historic, Renovated Since**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

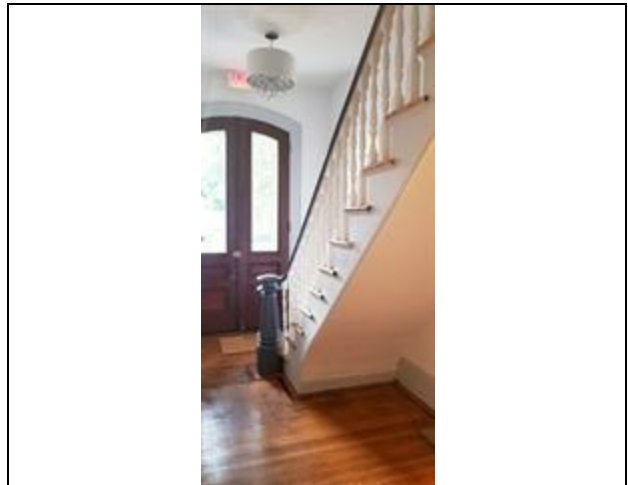
Tax Information

Pin #:
 Assessed: **\$699,000**
 Tax: **\$7,324** Tax Year: **2018**
 Book: **56571** Page: **200**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

Office/Agent Information

Office: RCG Properties (617) 284-2150
Agent: John Schwagerl & Scott Twadelle (617) 284-2150
Team Member(s): John C. Schwagerl (617) 592-6773; John Schwagerl & Scott Twadelle (617) 284-2150; Scott Twadelle (617) 592-6670





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63 Monmouth Street U:1, Boston, MA: East Boston, 02128

Condominium - Condo
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