



Condo - Low-Rise

1409 RIVER STREET - Unit 42 List Price: **\$130,000**

Boston, MA : Hyde Park 02136

Suffolk County

Unit Placement: **Upper, Top/Penthouse, End, Corner, Front, Garden** Total Rooms: **4**

Unit Level: **3** Bedrooms: **2**

Grade School: Bathrooms: **1f h**

Middle School: Master Bath: **No**

High School: Fireplaces: **0**

Outdoor Space Avail: **Yes - Common**

Handicap Access/Features:**No**

Directions: **Follow Mapquest.com from your location and directions to 1409 River Street.**

Remarks

OWN FOR LESS THAN YOU PAY FOR RENT with this very attractive, fully furnished (optional), top-floor, efficiency condominium. Corner/end-unit. 2 bedrooms, 1 bath. Short walk to bus lines and commuter rail to Boston, vicinity and other train lines. Neat and clean! Deeded Parking. Many neighborhood and City conveniences. Air conditioned. Great views. Priced to Sell!

Property Information

Approx. Living Area: **707 sq. ft. (\$183.88/sq. ft.)** Approx. Acres: **0.45 (19510 sq. ft.)** Garage Spaces: **0 Deeded**
 Living Area Includes: Heat Zones: **1 Hot Water Baseboard, Gas** Parking Spaces: **1 Off-Street, Deeded, Improved Driveway, Paved Driveway**
 Living Area Source: **Field Card** Cool Zones: **2 Window AC, Wall AC** Levels in Unit: **1**
 Living Area Disclosures:

Complex & Association Information

Complex Name: **1409 River Street Condominium** Units in Complex: **32** Complete: **Yes** Units Owner Occupied: **15** Source: **Management**
 Association: **Yes** Fee: **\$393.25 Monthly** Fee Includes: **Heat, Hot Water, Sewer, Master Insurance, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13x12	Flooring - Wall to Wall Carpet, Window(s) - Picture, Cable Hookup
Dining Room:	1	12x6	Flooring - Wall to Wall Carpet, Open Floor Plan
Kitchen:	1	13x8	Closet, Flooring - Vinyl
Master Bedroom:	1	14x10	Flooring - Wall to Wall Carpet
Bedroom 2:	1	11x10	Flooring - Wall to Wall Carpet
Bath 1:	1	8x5	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B	--	--

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Golf Course, Medical Facility**
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Vent Hood**
 Association Pool: **No**
 Assoc. Security: **Intercom**
 Basement: **Yes , Full, Finished, Concrete Floor**
 Beach: **No**
 Construction: **Frame, Brick, Block**
 Docs in Hand: **Rules & Regs, Other (See Remarks)**
 Electric Features: **110 Volts, Circuit Breakers, 60 Amps/Less**
 Exterior: **Brick**
 Exterior Features: **Professional Landscaping**
 Flooring: **Tile, Vinyl, Wall to Wall Carpet**
 Hot Water: **Natural Gas**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures: **Residential Tax Exemption of \$1,467.61 after 1 year of primary residence occ. Furniture (Optional).**
 Elevator: **No**
 Exclusions: **Personal belongings.**
 Facing Direction: **Southeast**
 Laundry Features: **Common, In Building**
 Lead Paint: **Unknown**
 UFFI: Warranty Features: **No**
 Year Built/Converted: **1960/1981**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr.App Req: **No**

Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions -Other (See Remarks)**
Roof Material: **Other (See Remarks)**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Electric Oven**
Waterfront: **No**
Water View: **No, --**

Lender Owned: **No**

Tax Information

Pin #: **1811776052**
Assessed: **\$124,100**
Tax: **\$1630.67** Tax Year: **2013**
Book: **16314** Page: **34**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

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