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Prudential

Unlimited Realty



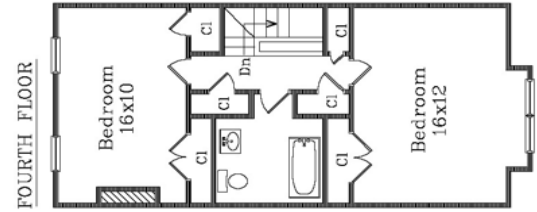
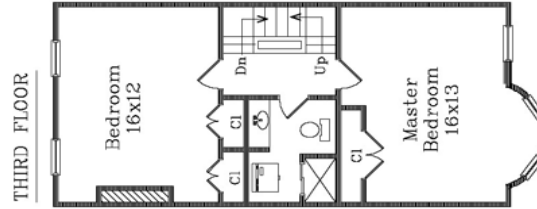
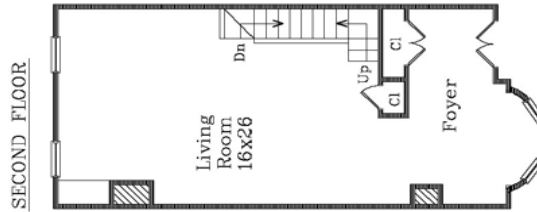
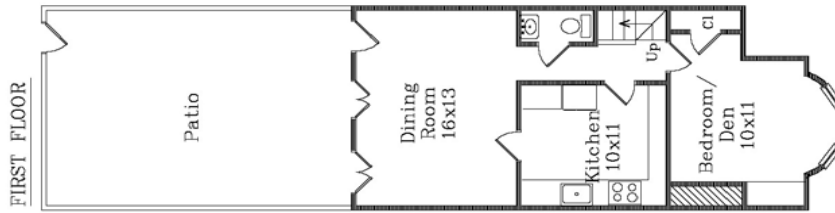
6 SAINT CHARLES STREET

SOUTH END, BOSTON

\$897,000

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6 ST. CHARLES STREET
BOSTON, MA



Prepared for Hannah Abrams
Prudential Unlimited Realty

by Carol Meyer (781)455-8100
Dimensions are approximate

6 SAINT CHARLES STREET

SOUTH END, BOSTON

Single Family Home

Built circa 1871, this four story, bow front townhouse is located in the sought-after Ellis neighborhood of Boston's South End. With four spacious bedrooms, two-and-a-half baths, and hardwood floors throughout, this 2,390 square foot home remains light and bright with many windows capturing both east and west exposure. Perfectly situated in a neighborhood setting, this majestic home is just minutes from Copley Place, Back Bay and the famous Restaurant Row. Completely renovated in 1966, this home exudes all the charm and elegance one would expect from this location. Don't miss an opportunity to experience this splendor for yourself.

Garden Level: **Formal dining room, kitchen, storage room, half bath & garden.** Venture down to the Garden level and behold the floor-to-ceiling windows framing the formal dining room that opens to the magnificent garden. You will also find a well-appointed kitchen, a storage room, and a half-bath on the Garden Level

Parlor Level: **Foyer & living room.** You enter through the inviting foyer on the Parlor level to marvel at the huge living room complete with wood burning stove, bookshelves, recessed lighting, 11-foot ceilings, and a view of the private garden.

Third Floor: **Two bedrooms & bath.** Continue your journey back up stairs to the third floor where you will find two generous bedrooms plus a full bath complete with washer and dryer.

Top Floor: **Two bedrooms & full bath.** On the top floor you will find a large front bedroom with picture windows and a second bedroom with a fantastic view in the rear. The large tub is highlighted by sunshine streaming in from the skylight. There are also three large hall closets located on the hallway and another skylight and ceiling fan.

SQUARE FEET: 2,390 *approx.*

REAL ESTATE TAXES: \$7,397/year 2004

PRICE: \$897,000

Information continued on p.4

Exclusions:

- 3 Scandinavian light fixtures; in the front hall, staircase landing & dining room
- 4 dining room sconces

Disclosure:

- Neighborhood groundwater is being re-charged; ask Listing Agent for details
- Seller has owned the home since 1966
- Listing Agent is related to the Seller

Utilities & Expenses:

- Gas heat by forced hot water and gas water heater
\$270/month; average for preceding 12 months
- Electric for lights / stove / washer / dryer & 3 window air conditioners
\$80/month; average for preceding 12 months

Additional Information:

- House was completely gutted and renovated in 1966
- Master bath, tar & gravel roof and kitchen countertops installed in 1984
- Hot water heater replaced in 2000 (six year warranty at time of installation)
- Washer / dryer installed in 2000

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