



COLDWELL BANKER  
REALTY

# 53 Chandler St, South End, MA 02116



## Chris Remmes

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Ryan & Alyssa Foster  
January 21, 2021

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## Chris Remmes

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ADDRESS

### Broker Associate

As a longtime resident of Boston, Chris Remmes is recognized as one of the leading residential brokers in the Boston market. Chris brings a professional approach as well as a service-oriented philosophy to his real estate practice. He has built an excellent reputation and developed a loyal customer following of past clients and referrals by serving them well.

Chris joined Hammond Residential after ten years in the real estate industry to provide his clients with the latest and most comprehensive marketing and cutting-edge technology available today. Hammond Residential was acquired by Coldwell Banker Residential Brokerage, which is renowned for its innovation and ingenuity and for leading the real estate industry with integrity and professionalism.

As a graduate of Massachusetts Maritime Academy, Chris previously worked as a Deck Officer for Exxon where he sailed around the world and satisfied his passion for travel and adventure. At Exxon, his intuition and skills with technology established him as a leader. He was selected for special assignments, which developed technology solutions for the maritime industry.

However, his love of Boston brought him back to his hometown. His career in real estate started in 1998 in the mortgage lending business. During this time, he obtained his MBA from Boston University. His knowledge of the real estate market and mortgage experience gives him a wide breadth of knowledge, which has helped him establish himself as a top broker in the Boston market. Chris works out of the Coldwell Banker offices in the South End and Charlestown; he is knowledgeable in all the downtown neighborhoods of Boston.

All information provided is deemed reliable but is not guaranteed and should be independently verified.



*Top 2% of Coldwell Banker sales associates worldwide*



*Recognized for closing over \$20 Million in sales volume in 2018*

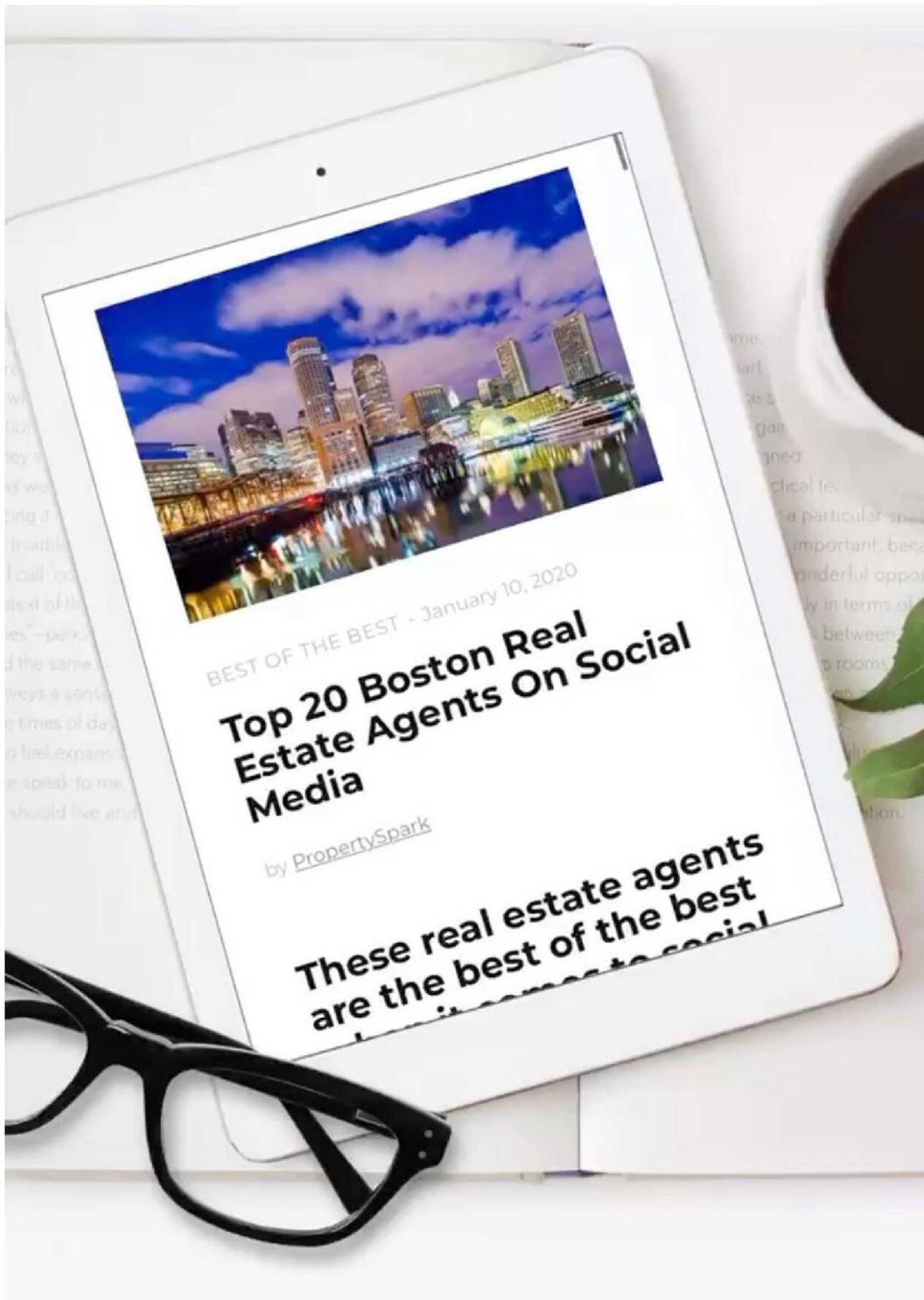


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**AMERICA'S BEST**  
REAL ESTATE PROFESSIONALS

*Ranked in top half of 1% of all licensed sales agents nationally*

ChrisRemmes.com





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Courtesy of

**Chris Remmes**

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## **The Pre & Non-MLS information shared on Top Agent Network gives you exclusive advantages in today's real estate marketplace.**

Top Agent Network (TAN) is a private, membership-based, online communications system that allows the top-producing real estate agents in local markets to share exclusive, non-MLS information. This privileged information can be crucial to your success as a buyer or seller of a home.

Member agents post and share information about private listings, motivated buyers, local resources, even the latest industry trends. This ongoing exchange allows TAN agents to be "dialed in" to local real estate as few agents are.

**Only one real estate agent in ten qualifies for membership.**

As a client of a TAN member agent, you get these powerful benefits:

### **BUYERS**

Access to homes not on the MLS.

Announce your specific buying objectives to home sellers - even those who have not yet officially decided to sell.

Access to a community of proven agents whose collective experience allows deals to happen quickly, reliably and often privately.

Referrals to the proven best service providers in your area.

Instant answers to your unique real estate questions.

### **SELLERS**

Ability to test market your home and price with less hassle and without it becoming stale on the MLS.

Access to pre-qualified and highly motivated buyers.

Access to a community of proven agents whose collective experience allows deals to happen quickly, reliably and often privately.

Referrals to the proven best service providers in your area.

Instant answers to your unique real estate questions.

These exclusive benefits – gained only by working with a TAN agent – allow home buyers and sellers to be more confident of their decisions as they proceed through the demanding process of buying or selling a home.

## **Where verified top producers collaborate and prosper**

Top Agent Network information is not available to home buyers and sellers directly. For more details on Top Agent Network and our stringent requirements for agent membership, visit

**[www.TopAgentNetwork.com](http://www.TopAgentNetwork.com)**

# WHERE THE BUYERS ARE

While buyers use a variety of resources to research properties for sale in their area, the vast majority find their new home online and with the help of a real estate professional.\*

## How Buyers Search for Homes

Online	93%
Real Estate Agent	87%
Mobile Sites and Apps	73%
Open House	51%
Yard Sign	39%
Online Video	35%
Home Builder	15%
Print Newspaper Advertisement	11%

## Where Home Buyers Found the Home They Purchased

Internet	52%
Real Estate Agent	29%
Yard Sign	6%
Friend, Neighbor or Relative	6%
Home Builder or Their Agent	4%
Directly from Sellers	3%



# SPOTLIGHT MARKETING PLAN

In today's competitive real estate market, the key to success is differentiation – doing common things in an uncommon way. In fact, differentiation from the competition has become the cornerstone of outstanding real estate service.

We are proud to deliver exceptional property marketing that is designed to attract attention, showcase your property's distinctive qualities and help your home sell quickly and for the best price. From professional photography to a single-property website, brochure, direct mail and TV promotion, we ensure that your property is uniquely positioned to sell.



**Professional Photography**  
36 professional photos perfect for print and online to make your property look its very best



**Print Advertising**  
Eye-catching property advertisement in one of the region's prime print publications



**Targeted Online Advertising**  
Geographic targeting technology markets your property directly to local buyers online and on social media



**Single-Property Website**  
Professionally designed property website that is viewable on all devices and easily shared via social media



**TV and Online Promotion**  
Professionally produced spot featured on Coldwell Banker's® TV show, *At Home in New England*, on MyTV38 in Boston Sundays at noon and posted on Coldwell Banker's regional YouTube™ channel



**Area REALTOR® Notification**  
Agents at local real estate companies in your area will be notified that your home has come on the market



**Just Listed eFlyer**  
"Just Listed" announcement eBlast sent to an exclusive list of personal and professional contacts



**Property Brochures**  
Beautiful, professionally printed property brochures to showcase your home



**Online Property Syndication**  
Your home will be displayed on hundreds of websites, including the most-visited real estate websites in the world



**Property Tour**  
Professionally produced photo slideshow with narration



**Neighborhood Announcement**  
Stunning, oversized "Just Listed" postcards direct mailed to your neighborhood



**Seller Update**  
Detailed report outlining everything that has been done to bring your home to market and maximize its exposure

# STEP BY STEP

Selling a home is a complicated process, but your Coldwell Banker® affiliated agent will guide you through it every step of the way.



## Step 1 – Pricing

- Your agent prepares a comparative market analysis (CMA)
- Review market conditions
- Review other homes on the market
- Discuss your home-sale goals
- Determine the optimal listing price



## Step 2 – Preparing

- Remove clutter and organize
- Clean and make repairs
- Stage your home for sale
- Consider a home protection plan
- Complete listing documents and disclosures
- Create a HomeBase® account to manage documents, deadlines and tasks



## Step 3 – Marketing

- Install distinctive Coldwell Banker yard sign
- Promote your home on the MLS
- Syndicate your home's listing to up to 700 websites
- Respond to online buyer inquiries through InTouch
- Arrange showings
- Hold open house
- Communicate feedback
- Market your property via email, direct mail and social media
- Provide market updates



## Step 4 – Closing

- Evaluate offers and negotiate best price and terms
- Enter documents into HomeBase
- Facilitate inspections
- Coordinate closing date, time, location and contacts
- Monitor buyer financing and home appraisal
- Follow up on details
- Review closing statement
- Close the sale
- Provide copies of all closing documents and enter into HomeBase

# POSITION YOUR HOME TO SELL

In real estate, knowledge is power, and your Coldwell Banker® agent is a local-market expert. By sharing current market data, trends and a comparative market analysis (CMA), your agent will help you make an informed decision about your home's market value and ideal asking price.

## Factors that Impact Your Home's Value:

- Market Conditions – the current supply (or inventory) of homes for sale, buyer demand, interest rates and availability of financing, prices of recently sold properties, economic factors and seasonal demand
- Your Home's Condition – location, age, size of the home and lot, floor plan and architectural style
- The Competition – the number of similar properties for sale and their prices, condition, location and financing terms

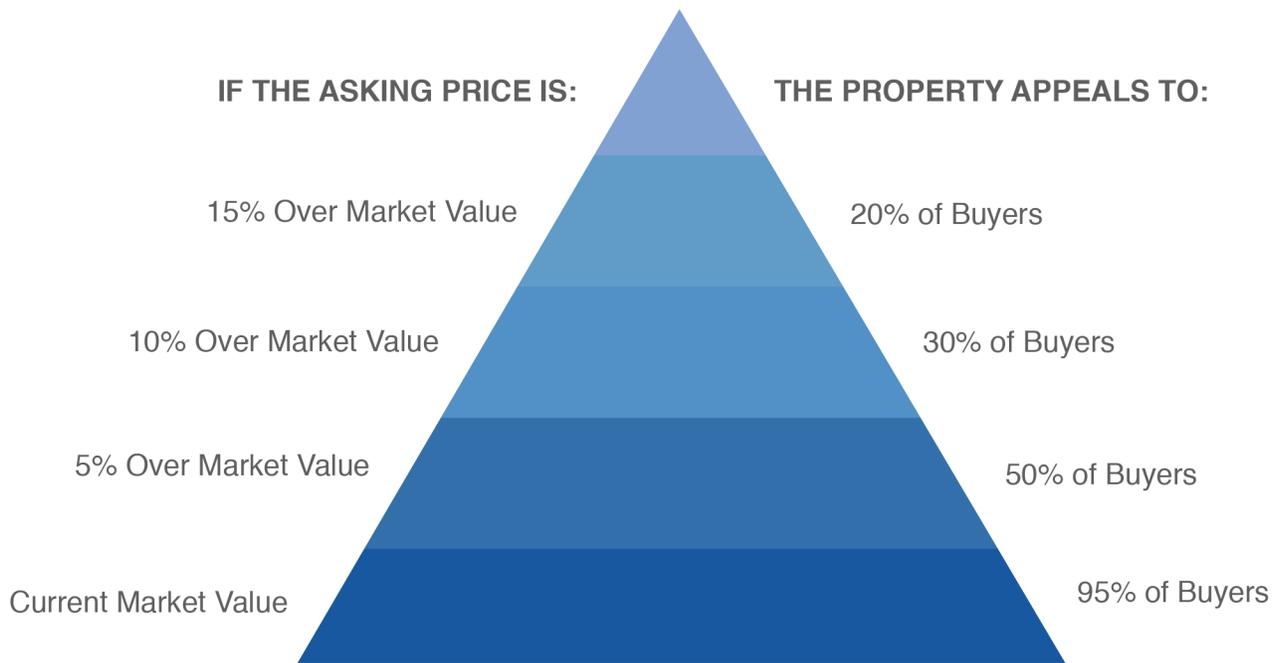
## Factors that Do Not Impact Your Home's Value:

- Original Price – what you paid for your house
- Needed Proceeds – the net cash proceeds you want or need
- Opinions – what friends and neighbors say your home is worth



# PRICING RIGHT

While you and your agent will set your home's asking price, the buyer will set the sales price. If you price your home too high, you'll miss out on potential buyers. Pricing your property at fair market value, from the start, will generate the most activity from real estate agents and home buyers. The price must attract enough attention to result in showings and offers.

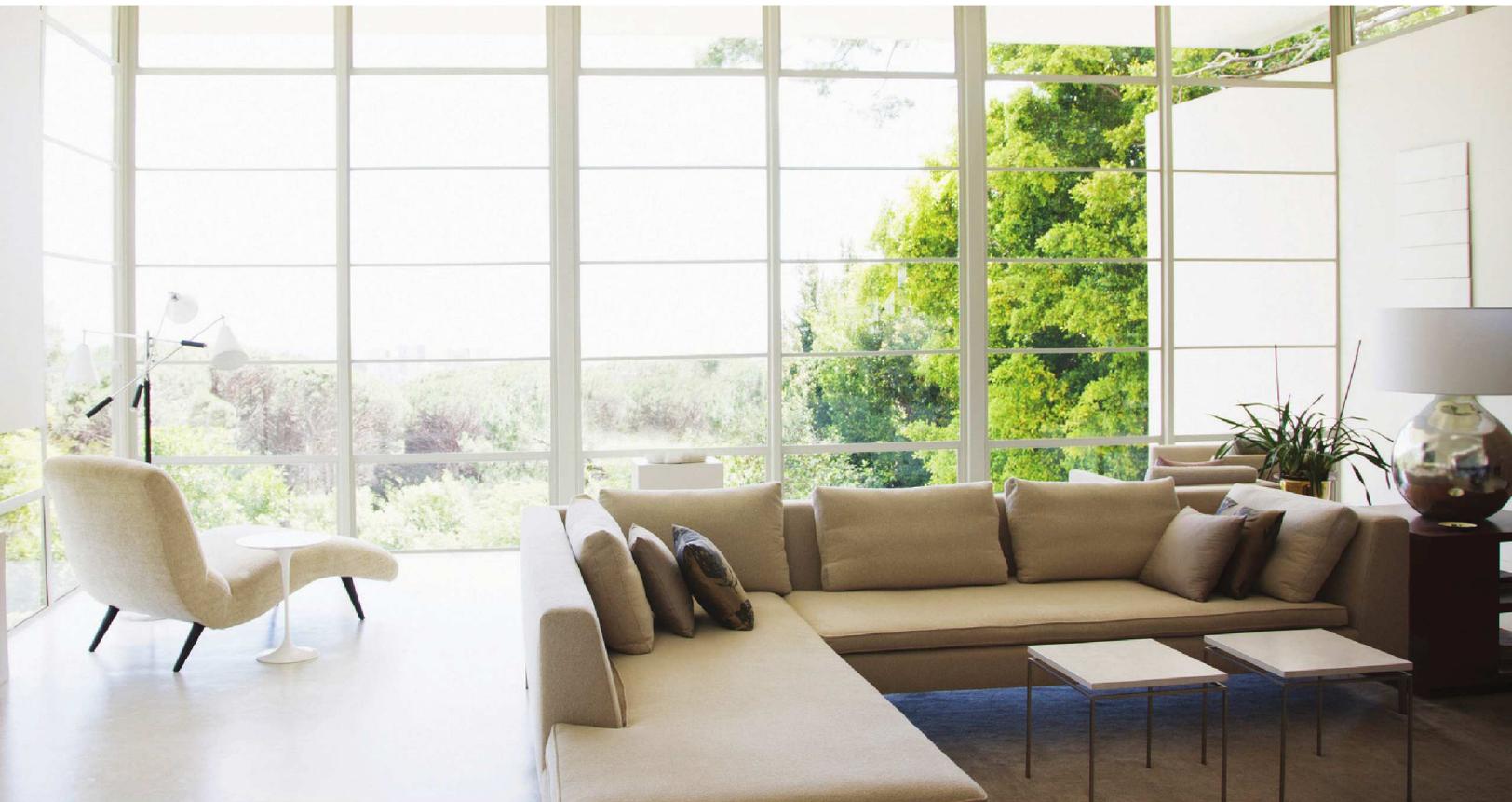


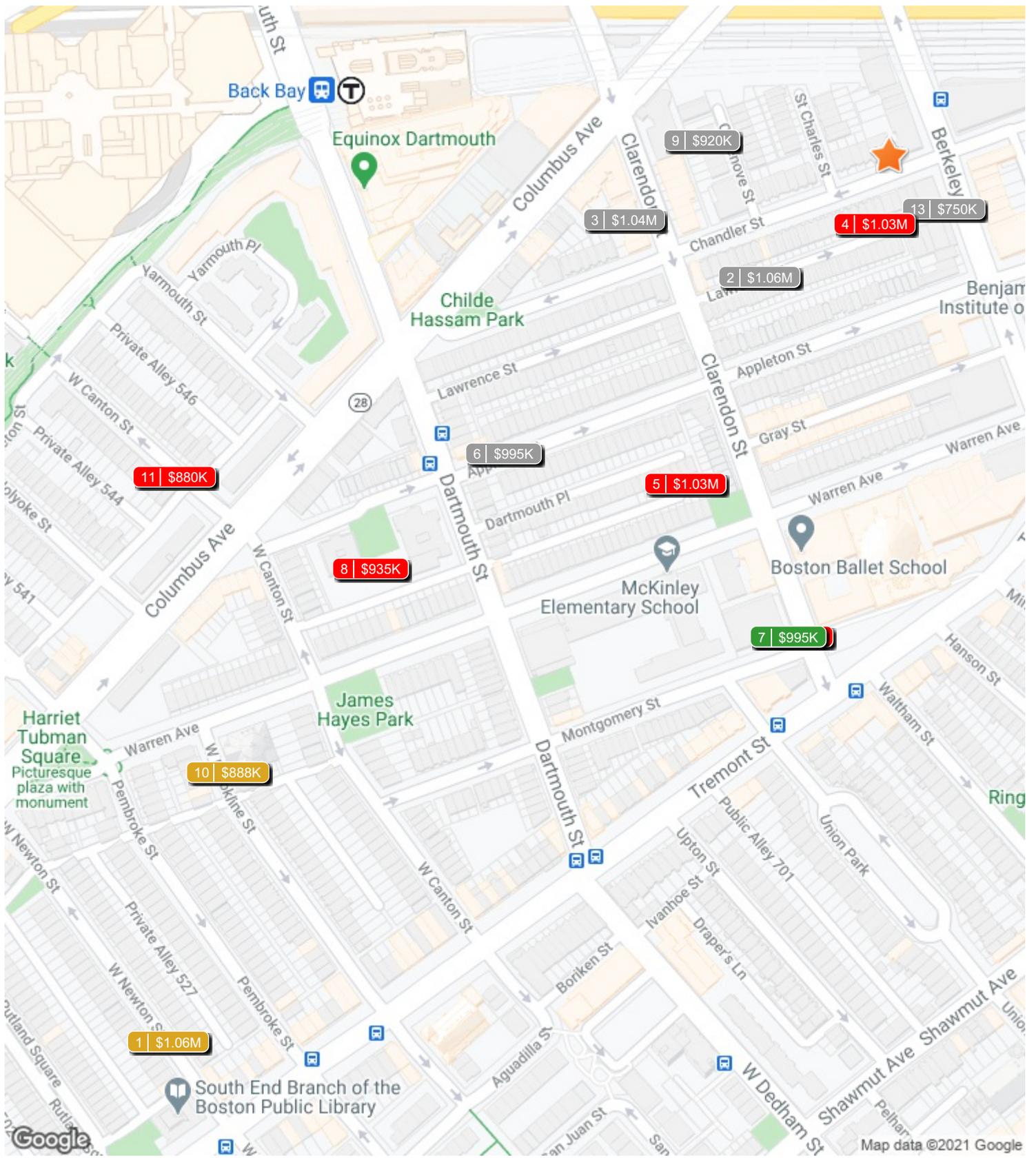
# COMPARATIVE MARKET ANALYSIS

A comparative market analysis, or CMA, is a report that pulls data from the multiple listing service (MLS) based on buyer and seller activity in your area. Information in your CMA includes:

- Comparable properties in your area that recently sold
- Comparable properties in your area that failed to sell
- Pending sales in your area
- Comparable active listings in your area

Your agent will use this information to develop a pricing and positioning strategy that creates a perception of value, makes your property competitive and generates excitement among buyers.





■ Active Properties  
 ■ Pending Properties  
 ■ Sold Properties  
 ■ Other Properties

All information provided is deemed reliable but is not guaranteed and should be independently verified.

	Address	Price	Beds	Baths	Days	SQFT	\$/SQFT
★	 53 Chandler St 3 South End, MA 02116		2	1	–	867	
1.	 130 West Newton St 3 South End, MA 02118	\$1,065,000	2	1	70	854	\$1,247
2.	 92 Chandler Street 5 South End, MA 02116	\$1,059,000	2	1.1	60	945	\$1,121
3.	 290 Columbus Ave 8 South End, MA 02116	\$1,037,000	2	1	75	916	\$1,132
4.	 62 Chandler St 2 South End, MA 02116	\$1,035,000	2	2	13	813	\$1,273
5.	 18 Dartmouth Pl 1 South End, MA 02116	\$1,032,500	2	1	42	826	\$1,250
6.	 79 Dartmouth Street 2 South End, MA 02116	\$995,000	2	2	85	965	\$1,031
7.	 2 Clarendon Street 307 South End, MA 02116	\$995,000	2	1	149	857	\$1,161
8.	 150 Appleton St 1E South End, MA 02116	\$935,000	2	1	97	870	\$1,075
9.	 75 Clarendon St 306 South End, MA 02116	\$920,000	2	1	98	812	\$1,133
10.	 204 W. Brookline St 4 South End, MA 02118	\$888,000	2	1	57	822	\$1,080
11.	 216 West Canton St 5 South End, MA 02116	\$880,000	2	1	23	778	\$1,131
12.	 2 Clarendon Street 506 South End, MA 02116	\$810,000	2	1	54	750	\$1,080
13.	 44 Chandler St 7 South End, MA 02116	\$750,000	1	1	167	589	\$1,273

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**Beds**  
2

**Bath**  
1

**SQFT**  
854

**PENDING**

**\$1,065,000**

**List Price:** \$1,065,000

**Days:** 70

**Original List Price:** \$1,150,000

**\$/SQFT:** \$1,247

**Listing Courtesy of:** MLS PIN

**Comparable #1**

130 West Newton St 3, South End, MA 02118

**Listing Detail**

<b>Property Type:</b> Condo	<b>Tax Year:</b> 2020
<b>Building Style:</b> Rowhouse	<b>HOA Dues:</b> \$0
<b>Year Built:</b> 1900	<b>MLS #:</b> 72727605
<b>County:</b> Suffolk County	<b>MLS Area:</b> SOUTH END
<b>Tax Amount:</b> \$0	<b>Building Name:</b> 3

**Features**

<b>Garage:</b> 0	<b>Floors:</b> Hardwood
<b>Fireplace:</b> 0	<b>Roof:</b> Rubber
<b>Heat:</b> Forced Air, Central Air	<b>Senior Community:</b> No

**Remarks**

Outdoor space abounds in this brand new construction sparkling penthouse 2 bedroom home. Features sunny living space open to gleaming state-of-the-art kitchen. Wall of glass frames the west facing deck. Full staircase to built out private rooftop with panoramic skyline views. Central air and private laundry complete this one of a kind offering.

All information provided is deemed reliable but is not guaranteed and should be independently verified.

### Comparable #1

130 West Newton St 3, South End, MA 02118

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #1

130 West Newton St 3, South End, MA 02118

Photos 13 - 14



All information provided is deemed reliable but is not guaranteed and should be independently verified.



<b>Beds</b> 2	<b>Bath</b> 1.1	<b>SQFT</b> 945
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**Comparable #2**

92 Chandler Street 5, South End, MA 02116

**Listing Detail**

**Property Type:** Condo

**Tax Year:** 2020

**Building Style:** Rowhouse

**HOA Dues:** \$288

**Year Built:** 1885

**MLS #:** 72732906

**County:** Suffolk County

**MLS Area:** SOUTH END

**Tax Amount:** \$5,944

**Building Name:** 5

**Features**

**Garage:** 0

**Heat:** Hot Water Baseboard, Window Ac

**Fireplace:** 1

**Senior Community:** No

**Remarks**

The golden triangle is a highly sought after micro-neighborhood within the South End bound by Berkeley, Tremont & Dartmouth Streets and Columbus Avenue. The exceptional proximity to Restaurant Row in the South End as well as Newbury Street and the best of Back Bay is what makes this location special. Situated in the middle of the Golden Triangle, this Philly duplex home is just one flight from the sidewalk. The first level of the home features a large living space w/ 4 front-facing windows, fireplace & reading nook. The exposed brick & gorgeous original marble fireplace mantle offer the perfect amount of character in juxtaposition w/ modern amenities. The efficient kitchen w/ white cabinets, granite countertops, stainless steel appliances & gas cooking opens up to the dining room & a private balcony accessed through French doors. The south-facing windows looking onto Lawrence Street, allow for natural light to illuminate the kitchen & dining area. Hardwood floors & in-unit laundry.

**CANCELED**

**\$1,059,000**

**List Price:** \$1,059,000

**Days:** 60

**Original List Price:** \$1,059,000

**\$/SQFT:** \$1,121

**Listing Courtesy of:** MLS PIN

All information provided is deemed reliable but is not guaranteed and should be independently verified.

**Comparable #2**

92 Chandler Street 5, South End, MA 02116

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.

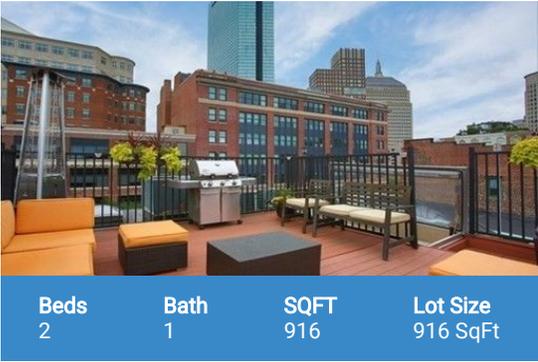
## Comparable #2

92 Chandler Street 5, South End, MA 02116

Photos 13 - 17



All information provided is deemed reliable but is not guaranteed and should be independently verified.



<b>Beds</b> 2	<b>Bath</b> 1	<b>SQFT</b> 916	<b>Lot Size</b> 916 SqFt
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**TEMP OFF MARKET**

**\$1,037,000**

List Price: \$1,037,000

Days: 75

Original List Price: \$1,060,000

\$/SQFT: \$1,132

Listing Courtesy of: MLS PIN

**Comparable #3**

290 Columbus Ave 8, South End, MA 02116

**Listing Detail**

Property Type: Condo

Tax Year: 2020

Building Style: Rowhouse

HOA Dues: \$388

Lot Dimensions: 916.00

MLS #: 72746195

Year Built: 1899

MLS Area: SOUTH END

County: Suffolk County

Building Name: 8

Tax Amount: \$10,331

**Features**

Garage: 1

Fuel: Insulated Windows

Parking: Rented

Floors: Wood

Fireplace: 0

Senior Community: No

Heat: Gas, Forced Air, Unit Control, Central Air

**Remarks**

Penthouse beauty! Are you looking for a home with amazing light and views?! Look no further than this South End professionally managed 2 bedroom home overlooking the Back Bay Skyline. This condo comes in twos, two bedrooms, two sinks in the bath and two HUGE outdoor spots-one being an oversized roof deck! Arguably the best location in the South End, immediately adjacent to parking garages, a quick walk to the commuter rail station, Prudential Mall, several grocery stores, & entrances to highways are in immediate proximity making any commute a breeze. Full dining area for a generous sized dining table, heat by gas and central air, double sinks in bath, & freshly painted. Pet friendly too! Condo fee includes heat, hot water, gas, professional management, snow removal, reserves, and maintenance.

All information provided is deemed reliable but is not guaranteed and should be independently verified.

### Comparable #3

290 Columbus Ave 8, South End, MA 02116

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.

### Comparable #3

290 Columbus Ave 8, South End, MA 02116

Photos 13 - 15



All information provided is deemed reliable but is not guaranteed and should be independently verified.



**Beds**  
2

**Bath**  
2

**SQFT**  
813

**SOLD**

**\$1,035,000**

**List Price:** \$1,025,000

**Days:** 13

**Sold Date:** 06/15/2020

**Original List Price:** \$1,025,000

**Original Sold Price:** \$1,035,000

**% of List Price:** 101%

**\$/SQFT:** \$1,273

**Listing Courtesy of:** MLS PIN

**Comparable #4**

62 Chandler St 2, South End, MA 02116

**Listing Detail**

**Property Type:** Condo

**Tax Year:** 2020

**Building Style:** Rowhouse

**HOA Dues:** \$176

**Year Built:** 1900

**MLS #:** 72648705

**County:** Suffolk County

**MLS Area:** SOUTH END

**Tax Amount:** \$7,968

**Building Name:** 2

**Features**

**Garage:** 0

**Floors:** Hardwood

**Parking:** On Street Permit

**Exterior:** Brick

**Fireplace:** 1

**Senior Community:** No

**Heat:** Forced Air, Central Air

**Remarks**

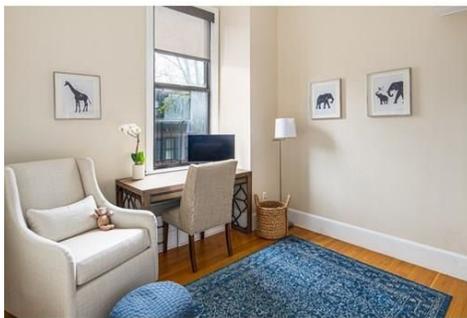
Located on one of the South Ends most sought after streets, this upper floor duplex on coveted Chandler street is the perfect marriage of old world charm coupled w/ modern accents throughout. The main level features a generous living room w/ fireplace & built-in cabinetry, ideal for storage & display. Bow front windows are the highlight, offering postcard views of the Back Bay skyline, including the John Hancock & Prudential building. The methodically thought out kitchen was recently renovated, paying close attention to efficiency & abundant storage. A guest bedroom, full bath, laundry & coat closet complete this floor. Retreat upstairs to your master suite! With its wall to wall closet, fully renovated bath, high ceilings & South facing windows w/ treelined view, this truly feels like a private oasis in the city. Additional features include central a/c, crown moldings, hardwood floors, & custom window treatments. 100% owner occupied, pet friendly, 3 unit association.

All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #4

62 Chandler St 2, South End, MA 02116

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds	Bath	SQFT	Lot Size
2	1	826	826 SqFt

## Comparable #5

18 Dartmouth Pl 1, South End, MA 02116

### Listing Detail

**Property Type:** Condo

**Tax Amount:** \$8,392

**Building Style:** 2/3 Family, Rowhouse

**Tax Year:** 2019

**Lot Dimensions:** 826.00

**HOA Dues:** \$139

**Year Built:** 1890

**MLS #:** 72640408

**County:** Suffolk County

**MLS Area:** SOUTH END

**Building Name:** 1

**SOLD**

**\$1,032,500**

**List Price:** \$1,032,500

**Days:** 42

**Sold Date:** 06/11/2020

**Original List Price:** \$1,075,000

**Original Sold Price:** \$1,032,500

**% of List Price:** 100%

**\$/SQFT:** \$1,250

**Listing Courtesy of:** MLS PIN

### Features

**Garage:** 0

**Heat:** Forced Air, Wall Ac

**Parking:** Deeded, Off-Street

**Exterior:** Brick

**Fireplace:** 0

**Senior Community:** No

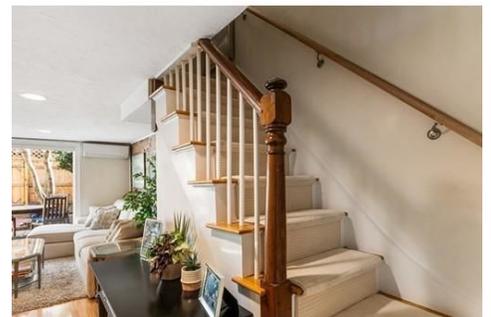
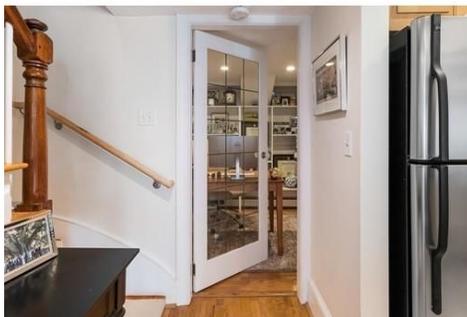
### Remarks

Call for private showings. Stunning Duplex condo, 2 bed PLUS office, 1 bath, w/ large private patio+garden & deeded parking space. Located on Dartmouth Place, a quiet dead-end street on the South End/Back Bay border. Steps from Back Bay Station/Copley Place, and South End restaurants. Deeded direct access parking space leads into a large private patio+garden w/cafe lighting perfect for outdoor dining, then directly into the living/dining space, lined w/exposed brick & custom built-ins, & lit w/sunlight pouring through the wall of sliders. The kitchen is updated w/granite counters, stainless appliances, dishwasher/ disposal & breakfast bar. An extra room perfect for an office, as well as under-stair storage & utility/storage room complete this level. Upstairs are the two bedrooms (king-sized master; second queen-sized bedroom), in unit W/D ( 2018), brand new luxury bath (2018). Ductless mini-split A/ Cs on both levels in 2018. This unit belongs to a 100% owner-occupied & pet-friendly assn.

Comparable #5

18 Dartmouth Pl 1, South End, MA 02116

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.

**Comparable #5**

18 Dartmouth Pl 1, South End, MA 02116

Photos 13 - 24



All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #5

18 Dartmouth Pl 1, South End, MA 02116

Photos 25 - 25



All information provided is deemed reliable but is not guaranteed and should be independently verified.



<b> Beds </b>	<b> Bath </b>	<b> SQFT </b>
2	2	965

**CANCELED**

**\$995,000**

**List Price:** \$995,000

**Days:** 85

**Original List Price:** \$1,075,000

**\$/SQFT:** \$1,031

**Listing Courtesy of:** MLS PIN

**Comparable #6**

79 Dartmouth Street 2, South End, MA 02116

**Listing Detail**

<b>Property Type:</b> Condo	<b>Tax Year:</b> 20
<b>Building Style:</b> Duplex	<b>HOA Dues:</b> \$220
<b>Year Built:</b> 1890	<b>MLS #:</b> 72710947
<b>County:</b> Suffolk County	<b>MLS Area:</b> SOUTH END
<b>Tax Amount:</b> \$8,959	<b>Building Name:</b> 2

**Features**

<b>Garage:</b> 0	<b>Heat:</b> Ductless Mini-Split System
<b>Fireplace:</b> 1	<b>Senior Community:</b> No

**Remarks**

Spacious duplex residence in a premier location on tree-lined Dartmouth Street in the South End. This two bedroom, two bathroom home is brimming with charm while retaining all the character of the historic neighborhood. Enter into the lovely, open concept living area with high ceilings, fireplace, and exposed brick. Wonderful eat-in kitchen with ample storage and breakfast bar. Both bedrooms feature walk-in closets and the master bedroom is complete with en suite bathroom and an extra closet. Additional features include hardwood floors throughout, abundant storage, in-unit laundry and private deck. Steps from all the restaurants, shops, and parks that the South End and Back Bay have to offer.

All information provided is deemed reliable but is not guaranteed and should be independently verified.

### Comparable #6

79 Dartmouth Street 2, South End, MA 02116

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #6

79 Dartmouth Street 2, South End, MA 02116

Photos 13 - 14



All information provided is deemed reliable but is not guaranteed and should be independently verified.



## Comparable #7

2 Clarendon Street 307, South End, MA 02116

### In-Person Open House

Sat, Jan 23

1:00 pm - 2:00 pm

#### Listing Detail

**Property Type:** Condo

**Tax Year:** 2020

**Building Style:** Mid Rise

**HOA Dues:** \$840

**Lot Dimensions:** 857.00

**MLS #:** 72715255

**Year Built:** 1865

**MLS Area:** SOUTH END

**County:** Suffolk County

**Building Name:** 307

**Tax Amount:** \$7,931

#### Features

**Garage:** 0

**Floors:** Tile, Hardwood

**Parking:** On Street Permit, Rented

**Exterior:** Brick

**Fireplace:** 0

**Senior Community:** No

**Heat:** Central Heat, Central Air

#### Remarks

Gorgeous condo in the heart of the South End. King-size master bedroom and lofted 2nd bedroom or office with abundant closet space. Spectacular common roof deck with sweeping city views. Beautiful windows in the living room offer great natural light, with plenty of space for living and dining. High ceilings and architectural details throughout. Updated chefs kitchen complete with stone counter tops, stylish cabinets, and stainless steel appliances. European-style bathroom with walk-in shower, as well as full size washer/dryer in unit. Experience living near Bostons best restaurants and cultural attractions with easy access to public transportation. Located in the South End and adjacent to Back Bay, Copley Mall, and shopping. Easy access to Back Bay Station. Garage rental parking around the corner.

<b>Beds</b>	<b>Bath</b>	<b>SQFT</b>	<b>Lot Size</b>
2	1	857	857 SqFt

**ACTIVE**

**\$995,000**

**List Price:** \$995,000

**Days:** 149

**Original List Price:** \$1,080,000

**\$/SQFT:** \$1,161

**Listing Courtesy of:** MLS PIN

All information provided is deemed reliable but is not guaranteed and should be independently verified.

**Comparable #7**

2 Clarendon Street 307, South End, MA 02116

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.

**Comparable #7**

2 Clarendon Street 307, South End, MA 02116

Photos 13 - 18



All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds	Bath	SQFT	Lot Size
2	1	870	870 SqFt

**SOLD**

**\$935,000**

List Price: \$1,000,000

Days: 97

Sold Date: 09/25/2020

Original List Price: \$1,075,000

Original Sold Price: \$935,000

% of List Price: 94%

\$/SQFT: \$1,075

Listing Courtesy of: MLS PIN

## Comparable #8

150 Appleton St 1E, South End, MA 02116

### Listing Detail

Property Type: Condo

Tax Year: 2020

Building Style: Mid Rise

HOA Dues: \$435

Lot Dimensions: 870.00

MLS #: 72675857

Year Built: 1866

MLS Area: SOUTH END

County: Suffolk County

Building Name: 1E

Tax Amount: \$8,707

### Features

Garage: 0

Fuel: Insulated Windows, Prog. Thermostat

Parking: Off-Street, Assigned, Paved Driveway, Exclusive Parking, Improved Driveway

Floors: Tile, Wood Laminate, Stone / Slate, Engineered Hardwood

Fireplace: 1

Roof: Slate, Rubber

Heat: Forced Air, Unit Control, Heat Pump, Individual, Central Air

Exterior: Brick, Stone

Senior Community: No

### Remarks

Live well & own a bit of history at a pivotal & most sought-after locale where Back Bay meets South End. These two notable & distinguished properties reside on the most charming cobblestone part of Appleton St at W Canton & Dartmouth. They encompass The Dartmouth Place Residences former Rice School & Bancroft School buildings. Totally updated w all amenities for today's modern urban family they truly are a jewel set in a park-like setting lined by ornate wrought iron protecting rhododendron & pachysandra gardens w a peaceful fountain. This 870sf corner, 2bd/1 new bth home w dining area, bright tall windows, high ceilings, wood burning f/p, c a/c, in-unit w/d offers a luxurious & spacious design. Unleash your inner chef in the s/s, granite kitchen w an abundance of cherry cabinets. The 2nd bdrm is perfect w closets & a bright window. An oversized light-filled MBR has multiple closets & French doors to your private ~552sf landscaped garden w turf & gas grille. 1 direct access prkng. WOW!

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**Comparable #8**

150 Appleton St 1E, South End, MA 02116

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.

**Comparable #8**

150 Appleton St 1E, South End, MA 02116

Photos 13 - 24



All information provided is deemed reliable but is not guaranteed and should be independently verified.

**Comparable #8**

150 Appleton St 1E, South End, MA 02116

Photos 25 - 35



150 Appleton Street, Unit #1E, Boston, MA



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<b>Beds</b> 2	<b>Bath</b> 1	<b>SQFT</b> 812
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**Comparable #9**

75 Clarendon St 306, South End, MA 02116

**Listing Detail**

**Property Type:** Condo

**Tax Year:** 2020

**Building Style:** Mid Rise

**HOA Dues:** \$524

**Year Built:** 1989

**MLS #:** 72729386

**County:** Suffolk County

**MLS Area:** SOUTH END

**Tax Amount:** \$5,283

**Building Name:** 306

**EXPIRED**

**\$920,000**

**List Price:** \$920,000

**Days:** 98

**Original List Price:** \$935,000

**\$/SQFT:** \$1,133

**Listing Courtesy of:** MLS PIN

**Features**

**Garage:** 1, Heated

**Heat:** Forced Air, Central Air

**Fireplace:** 1

**Senior Community:** No

**Remarks**

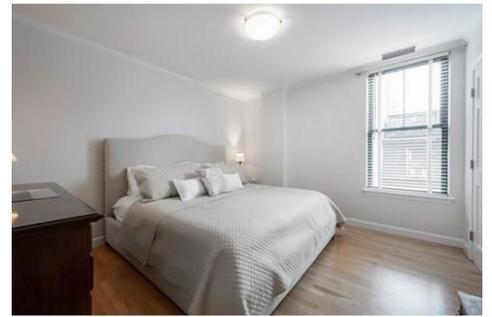
Located on the South End/Back Bay border, this incredible home checks all the boxes. Just steps from Back Bay station, the professionally managed boutique-style building has elevator access, a part time concierge, newly renovated common areas, a shared roof deck and deeded garage parking. Enter into the home to find an open concept living and dining area with custom built ins and a wood burning fireplace. Natural light floods through the large windows and door to your own private balcony. The updated kitchen features granite countertops and stainless steel appliances. Both bedrooms are spacious enough to fit a king sized bed and large furniture sets. In-unit washer/dryer, large closets, central A/C and hardwood floors throughout. Located on the corner of Clarendon St and Columbus Ave this property is steps from the best that Boston has to offer; Newbury Street, Restaurant Row, The Public Garden, dog parks and public transportation.

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**Comparable #9**

75 Clarendon St 306, South End, MA 02116

Photos 1 - 11



All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds	Bath	SQFT	Lot Size
2	1	822	822 SqFt

**PENDING**

**\$888,000**

List Price: \$888,000

Days: 57

Original List Price: \$888,000

\$/SQFT: \$1,080

Listing Courtesy of: MLS PIN

**Comparable #10**

204 W. Brookline St 4, South End, MA 02118

**Listing Detail**

Property Type: Condo	Tax Year: 2020
Building Style: Rowhouse	HOA Dues: \$232
Lot Dimensions: 822.00	MLS #: 72752603
Year Built: 1900	MLS Area: SOUTH END
County: Suffolk County	Building Name: 4
Tax Amount: \$5,696	

**Features**

Garage: 0	Heat: Hot Water Baseboard, Window Ac
Parking: Rented	Floors: Hardwood
Fireplace: 1	Senior Community: No

**Remarks**

Open House Sunday 11/8 from 1:30 -2 :30. Perched on the third floor of a stately South End brick rowhouse on highly desired W. Brookline St near Warren Ave, this sunny entire third floor Two Bedroom home is the one you have been waiting for! The sun-filled living room with bow window, marble fireplace and alcove offers many layout possibilities and stunning skyline views. Kitchen with recent stainless steel appliances, abundant cabinets and a passthrough to the living room. Beautifully renovated bathroom with Novabell Imperial Calacatta Italian tile and American Standard fixtures. Full-sized Whirlpool Duet stackable laundry in unit. Two equal-sized bedrooms with generous closet space. Private Deck Rights! Pella windows. Updated lighting fixtures. Low condo fee incudes heat & hot water. Rental parking available. Updated Common Areas. Dont miss it!

All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #10

204 W. Brookline St 4, South End, MA 02118

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #10

204 W. Brookline St 4, South End, MA 02118

Photos 13 - 15



All information provided is deemed reliable but is not guaranteed and should be independently verified.



<b>Beds</b> 2	<b>Bath</b> 1	<b>SQFT</b> 778
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## Comparable #11

216 West Canton St 5, South End, MA 02116

### Listing Detail

**Property Type:** Condo

**Tax Year:** 2020

**Building Style:** Brownstone

**HOA Dues:** \$387

**Year Built:** 1860

**MLS #:** 72753805

**County:** Suffolk County

**MLS Area:** SOUTH END

**Tax Amount:** \$9,186

**Building Name:** 5

**SOLD**

**\$880,000**

**List Price:** \$898,000

**Days:** 23

**Sold Date:** 01/11/2021

**Original List Price:** \$898,000

**Original Sold Price:** \$880,000

**% of List Price:** 98%

**\$/SQFT:** \$1,131

**Listing Courtesy of:** MLS PIN

### Features

**Kitchen:** Peninsula, Stainless Steel Appliances, Recessed Lighting, Open Floor Plan, Breakfast Bar / Nook, Countertops - Stone/Granite/Solid, Flooring - Hardwood

**Heat:** Electric Baseboard, Window Ac

**Fuel:** Storm Windows

**Floors:** Hardwood, Tile

**Master:** Flooring - Hardwood, Closet, Ceiling Fan(s)

**Roof:** Rubber, Slate

**Garage:** 0

**Exterior:** Brick

**Parking:** Deeded

**Senior Community:** No

**Fireplace:** 1

### Remarks

Tucked on a charming, tree lined street in the heart of Boston, this beautiful & bright Penthouse condo checks all the boxes: prime location, exclusive roof deck, in-unit laundry & a deeded parking spot. Sunlight pours through skylights & oversized windows into the main living space, giving you the sense that you are in your own private retreat, though you are just minutes from all that the South End & Back Bay have to offer; including the serene South West Corridor path, which is just at the end of the street. A thoughtful floor plan makes this unit feel larger than its listed square footage, w/ a well appointed kitchen featuring s.s appliances, granite countertops & a breakfast bar, opening into a flexible living space that offers room for both dining & living accentuated by an exposed brick wall and wood burning fireplace. Two bedrooms, both with generous closets & h.w floors & a tiled bath complete the package, which affords a perfect union of functionality and old-world charm.

All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #11

216 West Canton St 5, South End, MA 02116

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #11

216 West Canton St 5, South End, MA 02116

Photos 13 - 14



All information provided is deemed reliable but is not guaranteed and should be independently verified.


**Beds**  
 2

**Bath**  
 1

**SQFT**  
 750

**SOLD**

## \$810,000

**List Price:** \$849,000

**Days:** 54

**Sold Date:** 09/30/2020

**Original List Price:** \$899,000

**Original Sold Price:** \$810,000

**% of List Price:** 95%

**\$/SQFT:** \$1,080

**Listing Courtesy of:** MLS PIN

## Comparable #12

2 Clarendon Street 506, South End, MA 02116

### Listing Detail

**Property Type:** Condo

**Tax Year:** 2020

**Building Style:** Other (See Remarks)

**HOA Dues:** \$712

**Year Built:** 1865

**MLS #:** 72680352

**County:** Suffolk County

**MLS Area:** SOUTH END

**Tax Amount:** \$7,739

**Building Name:** 506

### Features

**Garage:** 0

**Floors:** Tile, Hardwood

**Parking:** Rented

**Roof:** Slate, Rubber

**Fireplace:** 1

**Exterior:** Brick

**Heat:** Central Heat, Heat Pump,  
Central Air

**Senior Community:** No

### Remarks

TWO BEDROOMS PER PUBLIC RECORD, SECOND BEDROOM WITH CLOSET IS OPEN AREA AND COULD BE ENCLOSED. GREAT FOR OFFICE, GUESTS, NURSERY (as shown) or DINING. Main living area features high ceilings, a wood-burning fireplace and direct access to private balcony with exceptional city views. Bedroom can accommodate a king bed and has a closet system. The galley-style kitchen has new stainless appliances. Recent updates include: bathroom renovation (2017), washer/dryer and dishwasher (2019), one heat pump, refrigerator, range, vent hood, new switch plates and new paint throughout (2020). Hardwood, central air and private outdoor space add beauty and comfort. A lovely common roof deck with expansive city skyline views and an inside common sitting area are for residents/guests to enjoy. Situated in prime South End location with access to restaurants, SOWA, shopping, public transit, highway, and your city lifestyle. Rental parking available. SHOWING ONE PARTY AT TIME EVEN AT OPEN HOUSE.

**Comparable #12**

2 Clarendon Street 506, South End, MA 02116

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #12

2 Clarendon Street 506, South End, MA 02116

Photos 13 - 24



All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #12

2 Clarendon Street 506, South End, MA 02116

Photos 25 - 30



All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds	Bath	SQFT	Lot Size
1	1	589	589 SqFt

### Comparable #13

44 Chandler St 7, South End, MA 02116

#### Listing Detail

**Property Type:** Condo

**HOA Dues:** \$305

**Building Style:** Rowhouse

**MLS #:** 72679381

**Lot Dimensions:** 589.00

**MLS Area:** SOUTH END

**Year Built:** 1900

**Building Name:** 7

**County:** Suffolk County

**Elementary School:** Bps

**Tax Amount:** \$7,930

**Middle School:** Bps

**Tax Year:** 2020

**High School:** Bps

**EXPIRED**

**\$750,000**

**List Price:** \$750,000

**Days:** 167

**Original List Price:** \$790,000

**\$/SQFT:** \$1,273

**Listing Courtesy of:** MLS PIN

#### Features

**Garage:** 0

**Floors:** Wood

**Parking:** On Street Permit, Rented

**Roof:** Asphalt/Fiberglass Shingles

**Fireplace:** 0

**Exterior:** Brick

**Heat:** Hot Water Baseboard, Window Ac

**Senior Community:** No

#### Remarks

Elegant brick row house building located on a gorgeous tree lined street in the Boston South End. This bright 1BR Penthouse condo is a rare find with exposure on 3 sides and your own private roof deck. Well designed open layout with an updated kitchen, large bedroom, complemented by large windows to allow tons of natural light from every rooms. Enjoy city views from your living space or access your private roof deck and indulge in incredible views from every angle. Hardwood floors, In-unit laundry and professionally managed association complete this home. Easy access to public transportation, the medical area, restaurants and all that the South End and Back Bay has to offer.

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### Comparable #13

44 Chandler St 7, South End, MA 02116

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #13

44 Chandler St 7, South End, MA 02116

Photos 13 - 14



All information provided is deemed reliable but is not guaranteed and should be independently verified.

	Bed	Bath	SqFt	Lot SqFt	List Price	\$/SqFt	Sale Price	% List \$	Days
★ Subject Property	2	1	867			-	-	-	

Active Properties		Bed	Bath	SqFt	Lot SqFt	List Price	\$/SqFt	Sale Price	% List \$	Days
7.	 2 Clarendon Street 307 South End, MA 02116	2	1	857	857 Sq...	\$995,000	\$1,161	-	-	149

Pending Properties		Bed	Bath	SqFt	Lot SqFt	List Price	\$/SqFt	Sale Price	% List \$	Days
1.	 130 West Newton St 3 South End, MA 02118	2	1	854		\$1,065,000	\$1,247	-	-	70
10.	 204 W. Brookline St 4 South End, MA 02118	2	1	822	822 Sq...	\$888,000	\$1,080	-	-	57

Sold Properties		Bed	Bath	SqFt	Lot SqFt	List Price	\$/SqFt	Sale Price	% List \$	Days
4.	 62 Chandler St 2 South End, MA 02116	2	2	813		\$1,025,000	\$1,273	\$1,035,000	101%	13
5.	 18 Dartmouth Pl 1 South End, MA 02116	2	1	826	826 Sq...	\$1,032,500	\$1,250	\$1,032,500	100%	42
8.	 150 Appleton St 1E South End, MA 02116	2	1	870	870 Sq...	\$1,000,000	\$1,075	\$935,000	94%	97
11.	 216 West Canton St 5 South End, MA 02116	2	1	778		\$898,000	\$1,131	\$880,000	98%	23
12.	 2 Clarendon Street 506 South End, MA 02116	2	1	750		\$849,000	\$1,080	\$810,000	95%	54

Other Properties		Bed	Bath	SqFt	Lot SqFt	List Price	\$/SqFt	Sale Price	% List \$	Days
2.	 92 Chandler Street 5 South End, MA 02116	2	1.1	945		\$1,059,000	\$1,121	-	-	60
3.	 290 Columbus Ave 8 South End, MA 02116	2	1	916	916 Sq...	\$1,037,000	\$1,132	-	-	75
6.	 79 Dartmouth Street 2 South End, MA 02116	2	2	965		\$995,000	\$1,031	-	-	85
9.	 75 Clarendon St 306 South End, MA 02116	2	1	812		\$920,000	\$1,133	-	-	98
13.	 44 Chandler St 7 South End, MA 02116	1	1	589	589 Sq...	\$750,000	\$1,273	-	-	167

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# GETTING STARTED

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