



MLS # 73297655 - Price Changed

Condo - Mid-Rise

**28 Atlantic Avenue - Unit 435
Boston, MA: Waterfront, 02110
Suffolk County**

List Price: **↓ \$1,295,000**

Unit Placement:
Unit Level: **4**
Grade School:
Middle School:
High School:
Outdoor Space Available:
Handicap Access/Features:
Directions: **Please use GPS from your location**

Total Rooms: **5**
Bedrooms: **1**
Bathrooms: **1f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Acres:

Location! Location! Location! Beautiful Lewis Wharf - Best Value - to Settle Estate. This One Bedroom Condo is in need of updating. Features large open floor plan with exposed brick and beam construction. Fireplaced Living Room, Den, Dining Room, Private Balcony. Spectacular Ocean Views. (Note: Additional Fee of \$450/month for parking space).

Property Information

Approx. Living Area Total: **1,280 SqFt (\$1,011.72/SqFt)**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,280 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **2 Forced Air**

Cool Zones: **2 Central Air**

Parking Spaces: **1 Off-Street, Rented**

Garage Spaces: **0**

Disclosures: **The source of all representations are from the Owner/public source; Broker has not verified same. It is recommended that Buyer/agent/attorney independently verify all info, including school districts. There may be recording devices on property (such as Alexa / Ring Doorbell / etc)**

Complex & Association Information

Complex Name: **Lewis Wharf**

Units in Complex: **95 Complete: Yes**

Units Owner Occupied: Source:

Association: **Yes Fee: \$1,457 Monthly**

Assoc. Fee Incls: **Heat, Sewer, Swimming Pool, Elevator, Exterior Maintenance, Landscaping, Snow Removal**

Other Req. Fee: **\$450 Incls:**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:		17X21	-
Dining Room:		23X12	-
Kitchen:		12X09	-
Main Bedroom:		15X16	-
Den:		10X14	-

Features

Area Amenities: **Public Transportation**

Appliances: **Dishwasher, Disposal, Refrigerator**

Association Pool: **Yes**

Assoc. Security: **Security Gate**

Basement: **No**

Beach: **No**

Construction: **Brick, Stone/Concrete, Block, Post & Beam**

Docs in Hand: **Master Deed, Unit Deed**

Electric Features: **110 Volts**

Energy Features: **Storm Windows**

Exterior Features: **Balcony**

Pets Allowed: **Yes w/ Restrictions Cats Only, Other (See Remarks)**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Utility Connections: **for Electric Range, for Electric Dryer**

Waterfront: **Yes**

Water View: **Yes**

Other Property Info

Adult Community: **No**

Elevator: **Yes**

Disclosure Declaration: **No**

Exclusions: **Light in master bathroom**

Lead Paint: **Unknown**

UFFI: **Unknown Warranty Features: No**

Year Built/Converted: **1868**

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 #:

Assessed: **\$1,156,000**

Tax: **\$12,600 Tax Year: 2004**

Book: **0 Page: 0**

Cert:

Zoning Code: **CD**

Map: Block: Lot:

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:

Seller-Offered Buyer's Broker Compensation:

Seller-Offered Facilitator Compensation:

Seller-Offered Compensation Based On:

Office/Agent Information

Office: Camber Real Estate, Inc. ☎ (781) 828-2398

Agent: Anthony Camarra ☎ (781) 820-6944

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