

MLS # 72591640 - New

Condo - 2/3 Family



43 Baxter St - Unit 3
Boston, MA: South Boston, 02127-2501
Suffolk County
 Unit Placement: **Upper, Top/Penthouse**
 Unit Level: **3**
 Grade School:
 Middle School:
 High School:
 Outdoor Space Available: **Yes - Private**
 Handicap Access/Features: **No**
 Directions: **D St to Baxter St**

List Price: **\$499,000**
 Total Rooms: **3**
 Bedrooms: **1**
 Bathrooms: **1f 0h**
 Master Bath:
 Fireplaces: **1**

Remarks

Looking for a spacious 1 bedroom condo in Southie's booming West Side? Welcome to 43 Baxter! This top floor unit offers 640sqft of living space, a private deck and roof rights for the future addition of a roof deck with amazing views. Located in a pet-friendly association this beautiful penthouse unit sports central AC, a gas fireplace, granite counters, and stainless appliances. The open living area is perfectly proportioned with no wasted space and plenty of room for seating. The bedroom sits at the front of the unit and is extremely spacious with a large closet and room to accommodate a Queen bed and side tables with room to spare. Unit has it's own laundry in the building's lower level along with private storage. Don't miss this great value that is a short stroll to the Broadway T Stop, minutes from the Seaport and in the heart of the booming development on Southie's West Side. Showings begin immediately.

Property Information

Approx. Living Area: **640 Sq. Ft. (\$779.69/Sq. Ft.)** Approx. Acres: **0.01 (640 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **1 Forced Air** Parking Spaces: **0**
 Living Area Source: **Public Record** Cool Zones: **1 Central Air** Levels in Unit: **1**
 Living Area Disclosures:
 Disclosures:

Complex & Association Information

Complex Name: Units in Complex: **3** Complete: Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$175 Monthly**
 Assoc. Fee Inclcds: **Water, Sewer, Master Insurance**
 Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	-	-
Master Bedroom:	1	-	-
Bath 1:	1	-	-

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Basement: **No**
 Beach: **Yes**
 Construction: **Frame**
 Energy Features: **Insulated Windows**
 Exterior: **Vinyl**
 Exterior Features: **Deck - Wood, Deck - Roof + Access Rights**
 Flooring: **Hardwood**
 Insulation Features: **Full**
 Management: **Owner Association**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Utility Connections: **for Gas Range**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built/Converted: **1905**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **W:06 P:00333 S:006**
 Assessed: **\$417,000**
 Tax: **\$4,395** Tax Year: **2019**
 Book: **56607** Page: **334**
 Cert: **000000074988**
 Zoning Code: **RES**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Compass** (781) 285-8028
 Listing Agent: **The Signal Group (617) 488-9549**
 Team Member(s): **Justin Rollo (978) 790-4381**
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required, Schedule with ShowingTime or call 888-627-2775**
 Showing: Facilitator: **Call List Agent, Accompanied Showings, Schedule with ShowingTime or call 888-627-2775**
 Special Showing Instructions: **Please use ShowingTime**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.0%**
 Facilitator: **2.0%**
 Compensation Based On: **Net Sale Price**

Firm Remarks

Seller would prefer a closing date of 12/13/2019 if possible. No negotiations made on square footage calculations

Market Information

Listing Date: **11/12/2019**
 Days on Market: Property has been on the market for a total of **2** day(s)
 Expiration Date:
 Original Price: **\$499,000**
 Off Market Date:
 Sale Date:
 Listing Market Time: MLS# has been on for **2** day(s)
 Office Market Time: Office has listed this property for **2** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:

*****This is a generic calculator. Rates and products shown below are only examples based on market averages and are intended only as an approximate estimate of payments.*****

i Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

Mortgage Payment Calculator					
KEY INFO	30 Year Fixed	15 Year Fixed	30 Year Fixed FHA	7/1 ARM	5/1 ARM
Down Payment:	\$99,800	\$99,800	\$17,465 ^{^*}	\$99,800	\$99,800
Mortgage Paymt:	\$1,906	\$2,854	\$2,410	\$1,964	\$1,935
Rate:	4.000%	3.500%	4.250%	4.250%	4.125%
APR:	4.080%	3.580%	4.330%	4.330%	4.205%
Taxes:	\$366	\$366	\$366	\$366	\$366
Ins./HOA Dues:	\$254	\$254	\$254	\$254	\$254
PMI:	\$0	\$0	\$347	\$0	\$0
Mo. Payment:	\$2,526	\$3,474	\$3,377^{^*}	\$2,584	\$2,555

Personalize Your Mortgage
 Click on the calculate button below to enter your offer price and down payment:

Asking Price of **\$499,000** with a Down Payment of **20.0%** and a Loan Amount of **\$399,200**. ^{^*}FHA loans allow for a 3.5% Down Payment. ARM loan payment & interest rates will change during term. Click **Key Info** for required disclosure. Ins. = Home Owners Insurance Click here for relationship disclosure.

Market History for 43 Baxter St U:3, Boston, MA: South Boston, 02127-2501

MLS #	Date		DOM	DTO	Price
72591640	11/12/2019	Listed for \$499,000	The Signal Group	2	\$499,000
Market History for Compass (AN4191)				2	
Market History for this property				2	



