

**74 Phillips St. - Unit 2  
Boston, MA 02114  
Condo**

MLS #: **71061896** Status: **Active**  
 List Price: **\$365,000**  
 List Date: **4/9/2010**  
 Area: **Beacon Hill** Off Market Date:  
 Days on Market (Total): **38** Days on Market (Office): **38**

**Property Features**

Rooms: **4** Style: **Rowhouse**  
 Bedrooms: **2** Type: **Condo**  
 Full Bath: **1** Apprx Acres:  
 Half Bath: **0** Apprx Lot Size: **sq.ft.**  
 Master Bath: **No** Apprx Living Area: **491 sq.ft.**  
 Fireplaces: **0** Garage: **0 --**  
 Year Built: **0** Parking: **0 --**  
 No. Units: **26** Unit Level **1** Placement: **--**  
 Association: **Yes** Fee: **\$314**  
 Fee Includes: **Heat, Water, Sewer, Master Insurance**



**Room Descriptions**

Room	Level	Size	Features

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal**  
 Basement: **No**  
 Construction: **Brick**  
 Cooling: **None**  
 Disclosures:  
 Exclusions:  
 Heating: **Steam**  
 Lead Paint: **Unknown**  
 Living Area Disclosures:  
 Pets Allowed: **Yes**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No --**

**Remarks**


**This offering is an excellent opportunity for roommates and/or for a first time buyer. Located near Mass General Hospital, Gov't Center, downtown and many colleges/universities in the area.**

**Tax Information**

Pin #:  
 Assessment: **\$316,600**  
 Taxes: **\$3762** Tax Year: **2010**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **0**  
 Map: Block: Lot:

**Listing Information**

Directions: **74 Phillips St. is located between Grove St. and West Cedar St.**  
 Showing: Sub-Agent: **Call List Agent**  
 Showing: Buyer-Agent: **Call List Agent**  
 Showing: Facilitator: **Call List Agent**  
 Special Showing Instructions:  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Listing Office: **Street & Company**  (617) 742-5235 Ext. 223  
 Team Member:

Original Price: **\$365,000**  
 Sub-Agent Comp.: **2.5**  
 Buyer Agent Comp.: **2.5**  
 Facilitator Comp.: **2.5**  
 Entry Only: **No**  
 Listing Agent: **Joseph A. Govern**  (857) 222-5235



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