

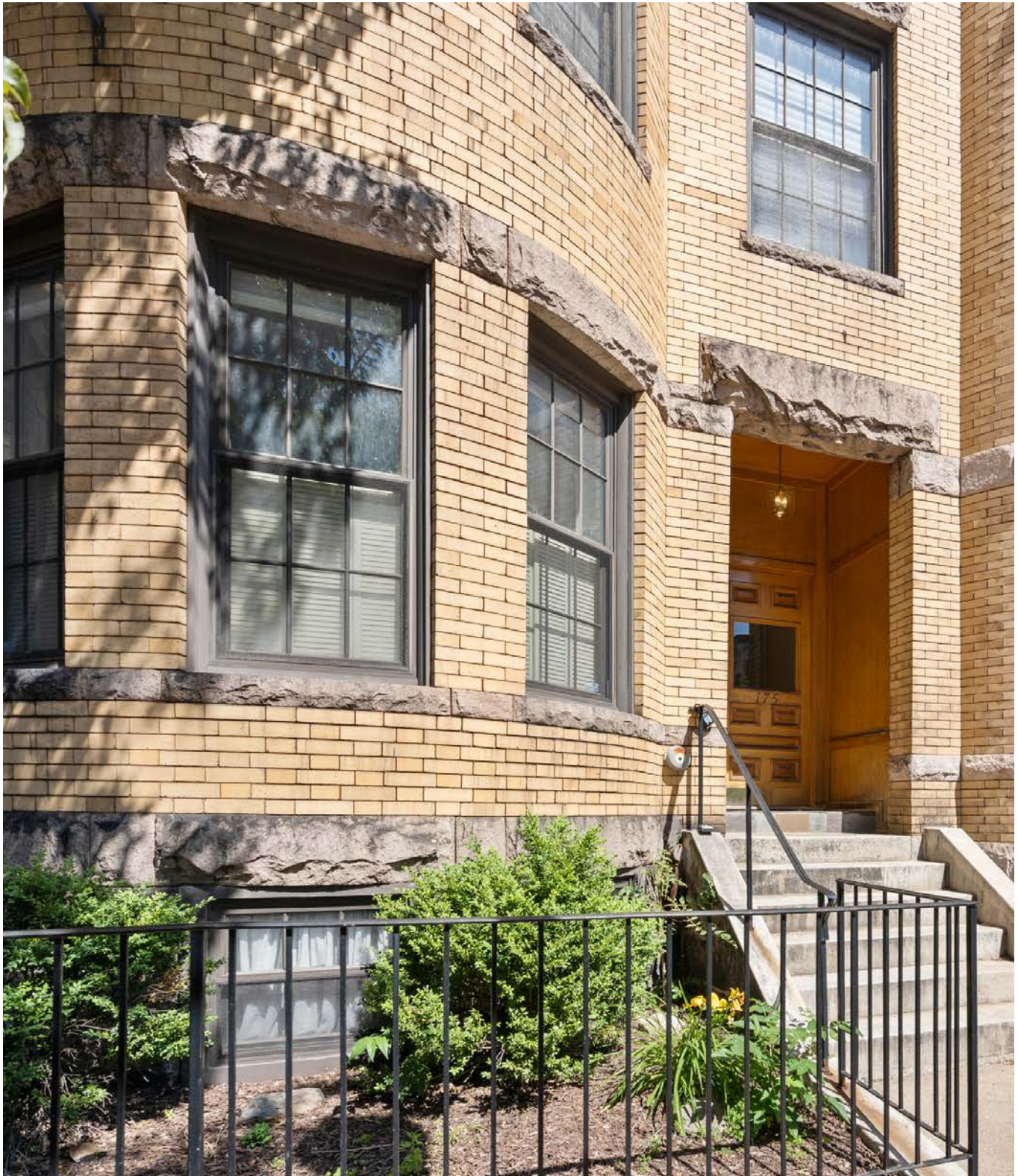


**COLDWELL BANKER**  
REALTY

*Jonathan P. Radford is pleased to present*

**175 SAINT BOTOLPH STREET, UNIT 1, BOSTON, MASSACHUSETTS  
PROXIMITY TO EVERYTHING IN THE BACK BAY & SOUTH END**

*Offered at \$849,000*



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## **175 SAINT BOTOLPH STREET, UNIT 1, BOSTON**

### I. Introduction



Boston, world renowned for its institutions of higher education, is frequently ranked as one of the top five places to live in America. This home on Saint Botolph Street enjoys a location close to many: Northeastern University, the New England Conservatory, the Berklee College of Music, Tufts University and Suffolk University, to name just a few. Proximity to various forms of public transportation put Harvard, MIT, Boston University, Boston College and many other fine institutions within reach. Homes in this location, on the border between the Back Bay and South End, enjoy all the best that these sought-after neighborhoods have to offer, including local cafés and restaurants, the theatres, the Symphony and Boston Ballet, boutiques and international shopping, plus a tapestry of fabulous public gardens and parks.

Constructed circa 1900, 175 Saint Botolph Street is a four-unit building that is professionally managed. Unit 1 is a home in impeccable condition, with many recent updates. The home provides 914sf of living space with a generously-sized living room with a dining area, a recently renovated kitchen with breakfast bar and all new appliances, two bedrooms, a large bathroom, a powder room, an abundance of in-unit storage, a laundry closet and a fabulous private patio for entertaining friends whilst respecting social distancing. Notable features of the home include high ceilings (9'5"), crown molding, recessed lighting and wood floors throughout (with the exception of tile in the bathrooms). Rental garage parking, at \$320 per month, is approximately half a block away and can be transferred to the new owner of this home.



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### II. Description of Unit #1

- **Entrance** with large coat closet and access to a substantial amount of storage space.

- **Elegant Living Room (18'9" x 11'2"\*)**. This generously-sized living room has a separate dining area measuring 8'3" x 7'2", approximately. There is sufficient space to reconfigure this area to place a dining table in the living area and convert the dining area into a study, or home office, for those studying or working remotely. There is a wood burning fireplace with a new metal insert with glass doors, a wooden mantel and new absolute black granite tile surround. There are three windows with motorized shades that are controlled remotely, and there are recessed lights. A breakfast bar for two opens into the kitchen.





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- **Kitchen (8'6" x 8'0"\*)**. The kitchen was renovated within the last few years and has maple cabinets, granite counters, recessed lighting and a new appliance package (installed within the last two years). Appliances from the GE Profile range include a dishwasher, refrigerator/freezer, gas stove with four burners and central griddle, and a microwave. Making the best use of this space is a wall-hung rack for pots and pans.



- **Master Bedroom (16'10" x 11'4"sf\*)**. The substantial master bedroom has plenty of room for a desk area for those studying at home, or working remotely. There is crown molding, recessed lighting, two windows overlooking the private patio, a double closet and access to the adjoining bathroom. For nights that are not warm enough for the air conditioning, there is a ceiling fan. The adjoining **Bathroom (9'3" x 6'3"sf\*)** is furnished with a whirlpool bathtub with shower fixture, vanity with stone counter and single sink, and a toilet. There is a significant amount of storage space within the custom cabinetry. A second door opens to the hallway allowing the bathroom to be shared with the guest bedroom.





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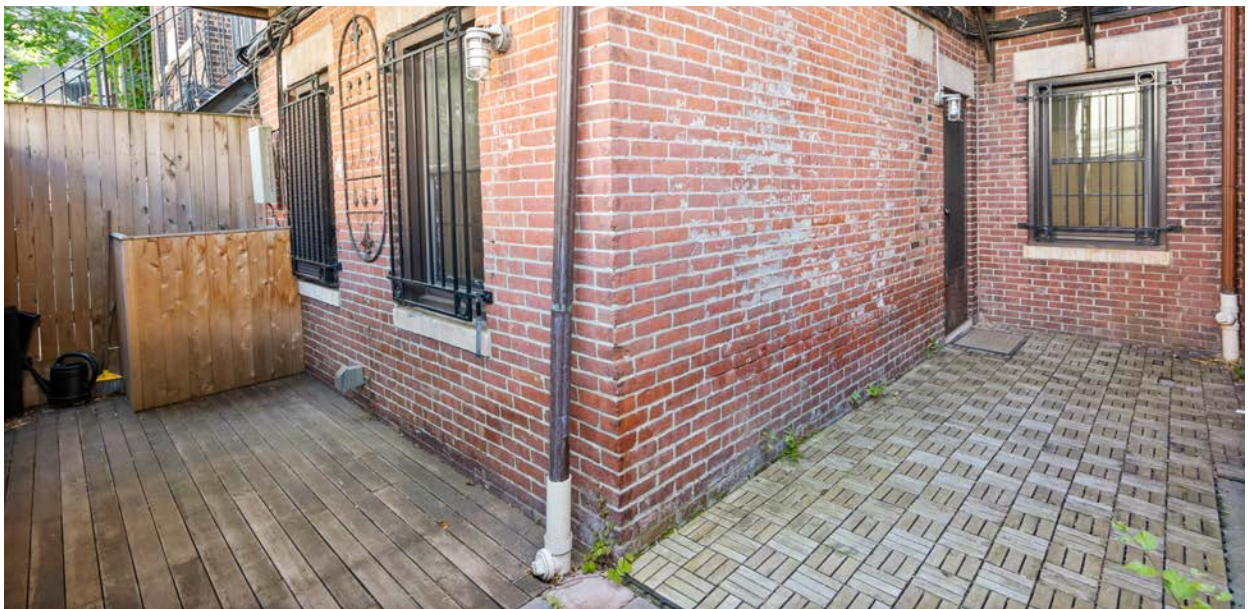
- **Bedroom 2 (11'9" x 8'1"\*)** has a window overlooking the private patio and a double closet with California Closets custom designed closet furniture. The room has crown molding and recessed lights.



- **Guest Powder Room (4'11" x 6'1"\*)** is equipped with a vanity with a single sink and a toilet. The closet houses the unit's hot water tank (gas fired).
- **Laundry closet (double)** is equipped with a GE stacked washing machine and a vented dryer. Stacking the machines allows for plenty of storage.



- **Private Patio.** This wonderful outdoor space is the perfect location for entertaining friends, particularly whilst social distancing is the norm.



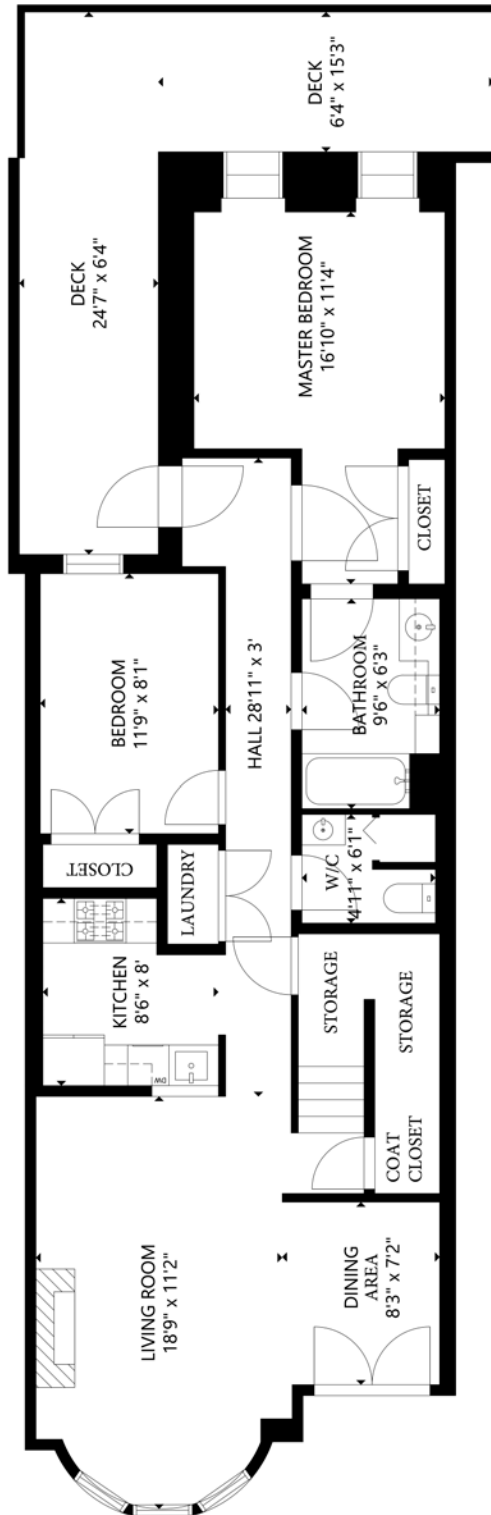


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# 175 SAINT BOTOLPH STREET, UNIT 1, BOSTON

## III. Floor Plans





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### IV. Observations

- **Air conditioning and heating.** The home is fully air conditioned and heat is by forced hot air. The HVAC system was installed within the last seven years, approximately. Additionally, there are electric radiators for the days when only a small amount of heat is needed. Radiators have individual thermostats.
- **Ceiling Height.** This home benefits from ceilings that are 9'5" high, adding to light and sense of space.
- **Fireplace.** The current owners do not use the fireplace, although they recently installed a new metal insert with glass doors, and new absolute black granite tile surround.
- **Flooring.** There are wood floors throughout the home with the exception of bathrooms that have ceramic tiled floors.
- There are **recessed lights** in all principal rooms.
- The HVAC system, hot water tank, washing machine, dryer and windows were all installed within the last seven years, approximately. The kitchen appliances were replaced within the last two years.
- **Parking.** The owners of this home rent a parking space at the Greenhouse Garage, approximately half a block away. The owners have been told that the space can be transferred, however, buyers are recommended to perform their own due diligence. The cost of the rental parking space is currently \$320 per month.
- The condominium has an abundance of in-unit **storage**.

### V. Property Statistics

Number of Bedrooms:	2
Number of Bathrooms:	1 full and 1 powder room
Living Space:	914sf* (measured)
Parking:	1 rental garage space at \$320 per month (see note above)
Condominium Fees:	\$413.59 per month
Estimated Property Taxes:	\$5,034.20 for fiscal year ending 2020 (including \$2,879.79 residential exemption)
<b>Price:</b>	<b>\$849,000</b>



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***Notable Past Achievements***

*Record for highest price sale in MA in 2018 (\$25,000,000)*

*Record for highest price company sale (\$62,000,000)*

*#1 Coldwell Banker agent for entire New England Region*

*Ranked in top 100 of all US agents by WSJ*

*Watch my movie resume at [www.JonathanRadford.com](http://www.JonathanRadford.com)*