



Olde Forge Realty



197 St. Botolph Street Unit #3

Spacious, two-bedroom unit in a beautifully maintained brownstone. Coveted location nestled between the Back Bay and South End. Short walk to the city's best restaurants, shopping and public transportation. Hardwood floors, 9 foot ceilings, great closet space, private patio . . . ready to move in!

- 901 square feet (includes 96 sq ft renovated sunroom)
- Large living room with 9 foot ceilings, wood burning fireplace and recessed lighting
- Beautifully renovated bathroom with mosaic tile and granite/maple vanity
- Sun filled dining room/sun room with granite/cherry wet bar, wine refrigerator and skylights
- Master bedroom with excellent closet space
- Second bedroom perfect for home office, nursery or guests
- Updated kitchen with new stainless steel refrigerator and ample counter space
- Glass door off dining room/sun room leads to private garden patio with new brick and privacy fencing
- Hardwood floors and generous closet space throughout
- New washer and dryer in unit
- Professionally managed building
- Direct access rental parking available

Asking Price: \$499,000

Condo fee: \$224

Taxes with residential exemption: \$2550

Exclusive Listing Broker: Melanie Olinto 617-817-0775

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