



## 26 Unity Street, #1B – North End

*Old North Church location studio ready to be converted to a one bedroom. A perfect starter home or city pad with your own secluded patio and beautiful views from the common roof deck. The building, with only five units, is very quiet and self-managed. You don't even have to leave to do your laundry as the washer/dryer is included!*

**Property Location:**

26 Unity Street, #1B Boston, MA 02113  
North End  
Suffolk County  
**Grade school:**  
**Middle school:**  
**High school:**

**Unit Description:**

1 Rooms  
0 Bedroom (11.2' x 6.8')  
1 Living room (7.8' x 10.3')  
1 Kitchen (9.3' x 10.3')  
1 Full-bathroom  
0 Half-bathrooms  
0 Master bathrooms  
**Closets:** 3  
**Ceiling height:** ?  
**Unit direction:** Paul Revere Park

**Living area:** 425 sq. ft. living area  
**Lot size:** N/A

**Condo fee:** \$198 (17.2% interest)  
**Included in the fee:** Master insurance, water/sewer, outside maintenance.  
**Association:** Self managed  
**Management Company:** N/A

**Unit level:** Basement (above grade rear)  
**Type:** Four story low-rise building  
**Units:** 5 (1 owner occupied)  
**Building make-up:** Studio and one bedroom units  
**Year built:** 1900 (approx)  
**Year converted/renovated:** 1984 (approx)  
**Pets:** Yes w/ restrictions

**Garage parking:** None  
**Parking spaces:** None  
**Parking type:** On-street resident permit

**Storage:** Common utility/storage area  
**Outdoor space:** Private patio, common roof deck  
**Laundry:** In-unit

**Taxes:** \$2,286 (without res. Exemption) in 2010  
**Assessed value:** \$192,400 (\$11.88 tax rate)

**Heating:** (3 zones) Hot water baseboard, electric  
**Cooling:** None  
**Hot water:** Common – gas (1 in '07, 1 in '09)  
**Roof:** Rubber roof (unknown)  
**Electrical:** breakers  
**Exterior:** Brick  
**Construction:** Frame  
**Insulation:** Unknown  
**Windows:** 2 and 1 door (age unknown)  
**Basement:** Yes (unit space, utilities)  
**Appliances:** Refrigerator, range, wash/dry combo  
**Cooking:** Gas

**Reserve amount:** Please ask  
**Currently leased:** Yes  
**Expected rental rate:** \$1,300 (until 8/31/11)  
**Purchased date:** 7/2004 for \$250,000  
**Gas (mo. average):** \$85/mo. paid yearly  
**Electric (mo. average):** \$28 (per NSTAR)

**Area amenities:** Golden Goose (.24), Starbucks (.23), BAC (.3), Faneuil Hall (.4)  
**Public transportation:** Orange, Green (.28), #4 bus (.13), water taxi

**Lead paint:** Unknown  
**Special assessments:** None  
**Owner improvements:** \$10,000 approx.  
**Disclosures:** None  
**Exclusions:** Tenant belongings

Last Updated: 9/2/10. Please visit [www.jswpg.com](http://www.jswpg.com) for the most recent updates.

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