

FOR SALE

Live / Work Condo

3

ARLINGTON
STREET

◆ BOSTON, MA ◆

 **Boston Realty Advisors**
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



This property presents a rare opportunity to purchase a magnificent condominium in a historic brownstone, directly on the Boston Public Garden. This elegant duplex boasts old-world character with modern updates throughout. High ceilings, crown moldings, two fireplaces, and beautiful oak floors are just few of the charming characteristics of this home. Enter on the parlor level into a large, open foyer. Also on the parlor level, the master bedroom and master bathroom, office, half bath, Garden-facing living room and den complete

with a wet bar and wine refrigerator. Walk down the grand staircase to the garden level into a charming library complete with built-in bookshelves, spacious formal dining room, kitchen, guest bedroom, laundry room, and workshop area. The kitchen features a breakfast bar, Viking double oven, Miele dishwasher, Russell Gas Range with grill, and a Subzero refrigerator. This home has central air conditioning. The unit comes with two deeded, side by side, outdoor parking spaces. Current zoning also allows for commercial office as an allowed use.



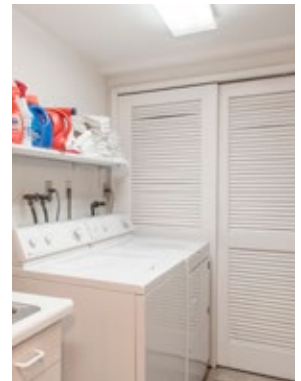


3 ARLINGTON STREET

PROPERTY DETAILS

LISTING PRICE	\$3,450,000
LIVING AREA	3,278 SF
BEDROOMS	2
BATHROOMS	2 Full 1 Half
LEVELS	2
FIREPLACE	2
HEATING ZONES	5 Forced Air, Gas, Individual
COOL ZONES	4 Central Air, Individual
PARKING SPACES	2 Off-Street, Deeded Paved Driveway Spaces
UNITS IN COMPLEX	6
CONDO FEE	\$749/mo

Association Fee Includes: Water, Sewer, Master Insurance, Exterior Maintenance, Snow Removal



DOWNTOWN OFFICE

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