

# Hancock Real Estate Company, Inc.

84 Charles Street

Boston, MA 02114

Office: 617-227-3300 Fax 617-227-4718

## 37 Garden Street #3



### Sunny One Bedroom Condominium Plus Study located in the Heart of Beacon Hill, features:

- Sunny Second Floor
- Floor Through
- New Hardwood Floors
- Exposed Brick
- Open Kitchen with Dishwasher & Disposal
- Ample size study/guest room located off the living room
- Good Closet Space
- Professionally Managed Building!

**Price Reduced: \$273,000.**

**Square Foot: 395**

**Condo Fee: \$200. Includes Heat and Hot Water**

**FY2006 Tax: \$2,540.**

**For further information please contact Sheila A. McGuire, Listing Agent**

#### **NOTICE TO PROSPECTIVE HOME BUYERS:**

All Brokers/Salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Regulation 254 of the Code of Massachusetts Regulations section 2.05 (15)

Except as may be otherwise noted, specifications with regard to the property described above were provided solely by the seller(s) without verification thereof by the broker(s) and, therefore, broker(s) accept not responsibility for the accuracy thereof. Offering is subject to prior sale, pricing change, or withdrawal without notice.