

MLS # 72995977 - New

Multi Family - 2 Family - 2 Units Up/Down



421 E SIXTH ST
Boston, MA: South Boston, 02127
Suffolk County

List Price: \$2,895,000

Color: BEIGE

Total Floors: 2

Total Rooms: 10

Total Units: 2

Total Bedrooms: 4

Total Rent: \$0

Total Bathrooms: 2f 0h

Grade School: PERRY

Total Fireplaces: 0

Middle School: PERRY

High School: EXCEL

Approx. Acres: 0.13 (5,673 SqFt)

Approx. Street Frontage:

Directions: EAST BROADWAY TO G. ST TO E. 6TH ST

Remarks

Offered for the 1st time in 60+ years, this highly-sought-after South Boston LOT with water views is perched high atop Telegraph Hill by historic Thomas Park. 421 EAST SIXTH ST is an appealing opportunity for development; just a short walk to Carson Beach, Harbor Walk, Day Boulevard, and the many shops, eateries, services and bus options available at East Broadway, "walkscore" of 89. Nearby Castle Island provides runners, bicyclists, dog-walkers and fishermen a scenic locale surrounded by water for all recreation. Public transportation options include walkable bus service to Copley Square/Seaport/Financial District/South Station; Red-line access @ Andrew or Broadway; Commuter rail @ JFK/UMass. The 5,673 square foot lot is improved by eight garage parking spaces in two "front-lot" brick buildings, and a 5/5 two-family home is positioned at the rear of the lot. Situated in an MFR zoning district, with a floor-area ratio of 2.0, a variety of multi-unit residential projects are possible.

Property Information

Approx. Living Area Total: 2,000 SqFt

Living Area Includes Below-Grade SqFt: No

Living Area Source: Public Record

Approx. Above Grade: 2,000 SqFt

Approx. Below Grade:

Living Area Disclosures: ACCORDING TO PUBLIC RECORDS

Heat/Cool Units: 1 /0

Heat/Cool Zones: 1 /0

Parking Spaces: 8 Off-Street, Paved Driveway

Garage Spaces: 8

Disclosures: OFFERS: to be submitted by email to list agent ... 2022 real estate tax inc resid'l exemption

Annual Expenses

Heating: Repair & Maintenance:

Management:

Gross Income:

Gas: Trash Removal:

Miscellaneous:

Gross Expenses:

Electricity: Sewer:

Ann. Prop. Oper. Data: No

Net Income:

Water: Insurance:

Annual Expense Source:

Unit Descriptions

Unit #1

Rooms: 5 Bedrooms: 2 Bathrooms: 2f 0h Fireplaces: 0 Levels: 1 Floor: 1 Rent: 0 Lease: No

Rooms: Living Room, Kitchen, Office/Den

Appliances: Washer Hookup

Interior Features: Wood Flooring, Walk-In Closet

Heating: Central Heat, Steam, Gas, Common

Cooling: None

Unit #2

Rooms: 5 Bedrooms: 2 Bathrooms: 2f 0h Fireplaces: 0 Levels: 1 Floor: 2 Rent: 0 Lease: No

Rooms: Living Room, Kitchen, Office/Den

Appliances: Dishwasher, Microwave, Refrigerator, Vent Hood

Interior Features: Wood Flooring

Heating: Central Heat, Steam, Gas, Common

Cooling: None

Features

Area Amenities: Public Transportation, Shopping, Walk/Jog Trails, Highway Access, Marina, Public School, T-Station

Basement: Yes Full, Walk Out, Concrete Floor, Unfinished Basement, Exterior Access

Beach: Yes Bay, Ocean, Access, Walk to

Beach Ownership: Public

Beach - Miles to: 1/10 to 3/10

Construction: Frame

Electric: Circuit Breakers, 100 Amps, Individually Metered

Exterior: Shingles, Vinyl, Asbestos

Exterior Features: Gutters, Storage Shed, Screens

Other Property Info

Disclosure Declaration: No

Exclusions:

Green Certified: No

Facing Direction: Northeast

Lead Paint: Unknown

UFFI: Unknown Warranty Features: No

Year Built: 1900 Source: Public Record

Record

Year Built Description: Approximate

Flooring: **Hardwood**
Foundation Size:
Foundation Description: **Brick**
Hot Water: **Natural Gas, Tank**
Lot Description: **Paved Drive, Easements, Shared Drive, Sloping, Scenic View(s)**
Road Type: **Public, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **Yes Bay, Ocean, Public, Walk to**

Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **0701690000**
Assessed: **\$1,165,900**
Tax: **\$9,462** Tax Year: **2022**
Book: **7486** Page: **98**
Cert:
Zoning Code: **MFR**
Map: **07** Block: **01690** Lot: **000**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **2**
Compensation Based On: **Gross/Full Sale Price**

Office/Agent Information

Listing Office: **At Home Realty, Inc. (617) 738-1820 Ext. 101**
Listing Agent: **Mark Linsky (617) 694-4208**
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **ER w/Var.Rate Comm.**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Accompanied Showings, Appointment Required**
Showing: Facilitator: **Accompanied Showings, Appointment Required**
Special Showing Instructions: **EMAIL requests; by appt w/ list agent: M-F, 10AM -1PM, Sat/Sun AM .. DO NOT walk lot unaccompanied**

Firm Remarks

Visit **421EAST6TH.COM** for pertinent documents, public records, aerial gallery and neighborhood information ... **421EAST6TH.COM**
... **OFFERS: to be submitted by email to list agent**

Market Information

Listing Date: **6/10/2022**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$2,895,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

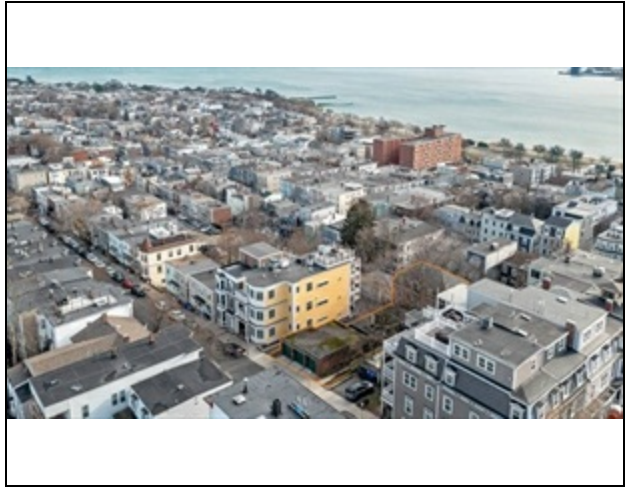
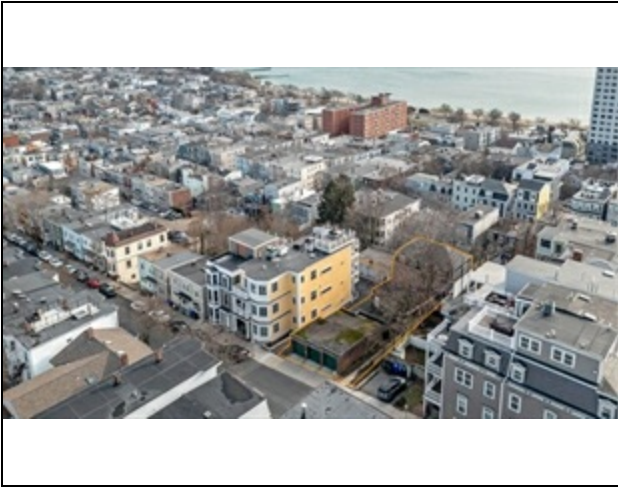
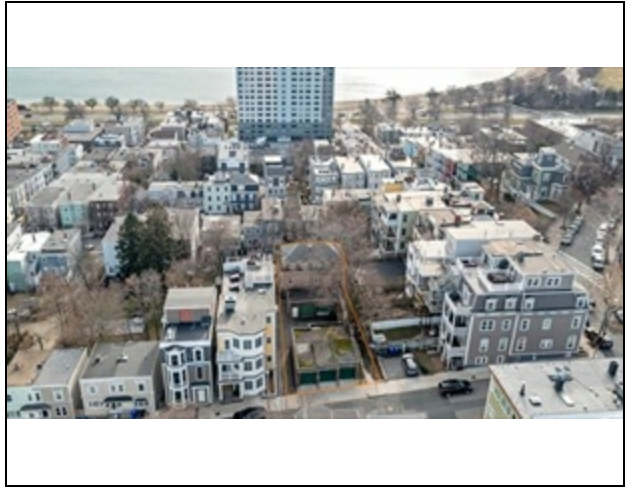
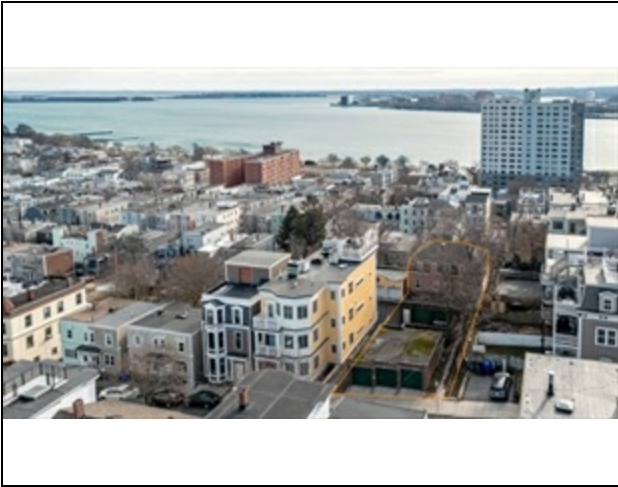
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Market History for 421 E SIXTH ST, Boston, MA: South Boston, 02127

MLS #	Date			DOM	DTO	Price
72995977	6/10/2022	Listed for \$2,895,000	Mark Linsky	0		\$2,895,000
Market History for At Home Realty, Inc. (BB1415)				0		
Market History for this property				0		

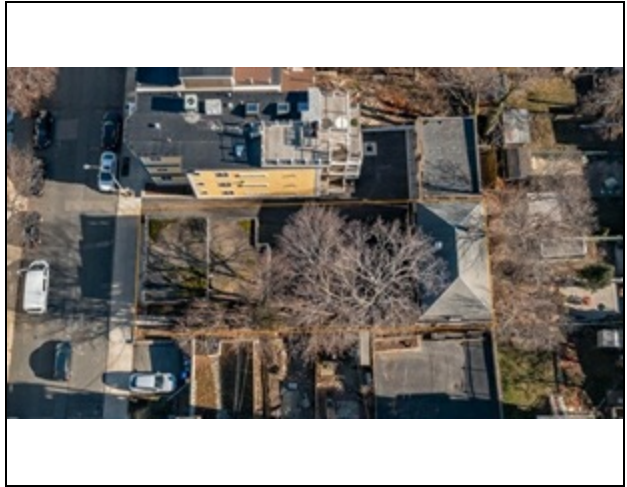
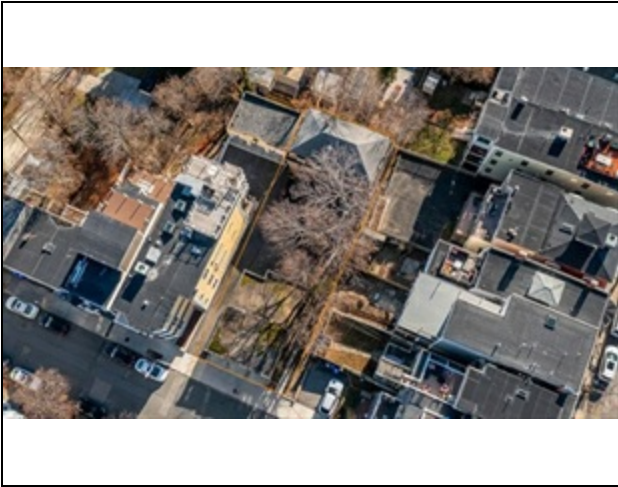
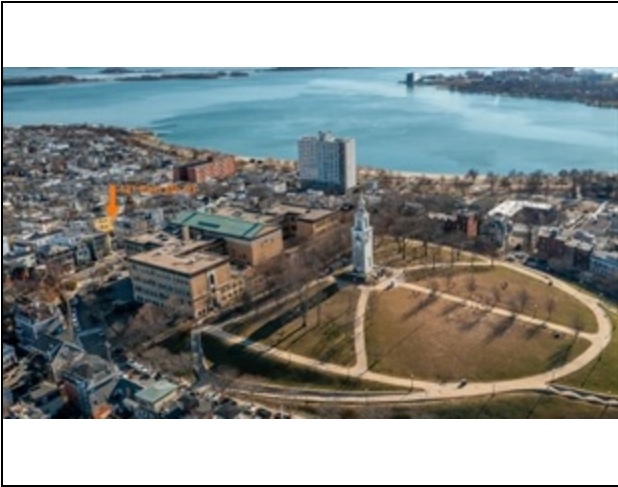
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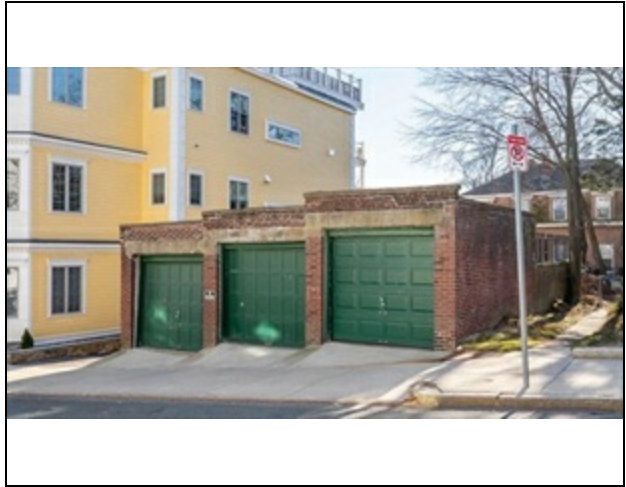
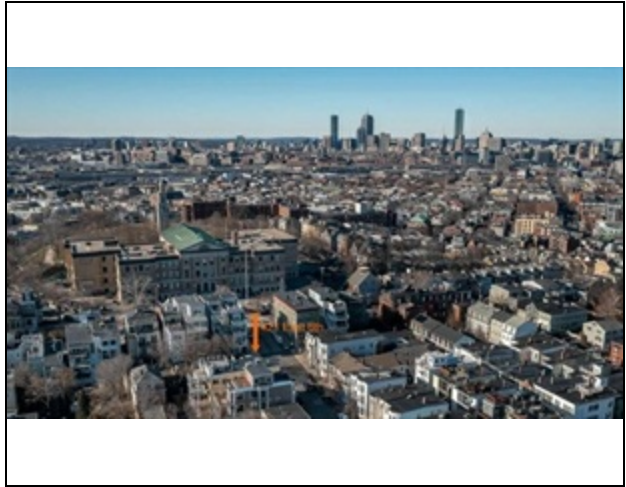
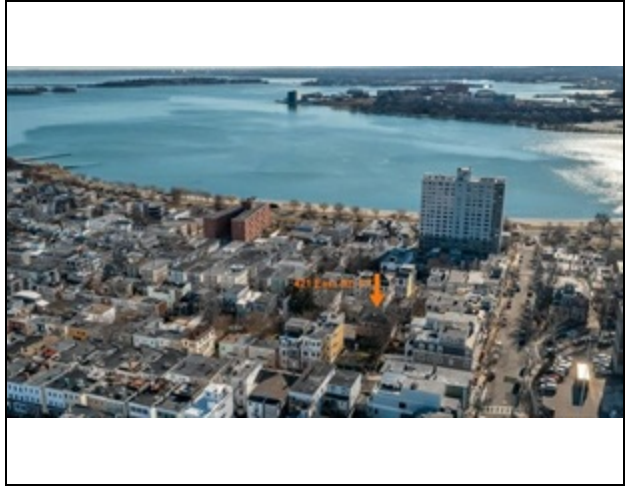
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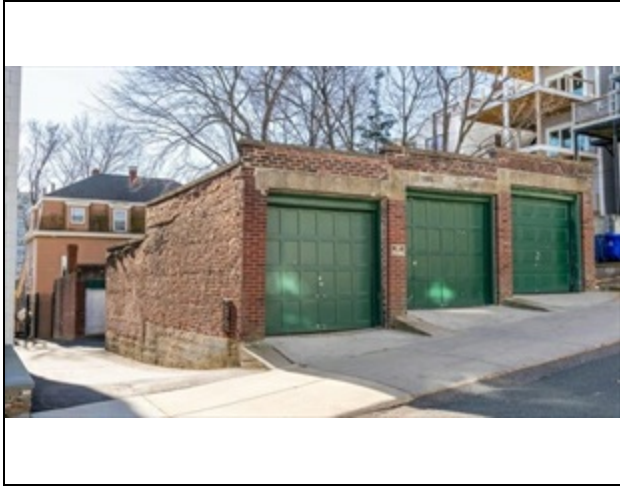
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List Price: \$2,895,000





**MLS # 72995979 - New
Land - Residential**

**421 E 6TH ST
Boston, MA: South Boston, 02127
Suffolk County**

List Price: **\$2,895,000**

Grade School: **PERRY**
High School: **EXCEL**

Middle School: **PERRY**

Directions: **EAST BROADWAY TO G. ST TO EAST 6TH ST**

Remarks

Offered for the 1st time in 60+ years, this highly-sought-after South Boston LOT with water views is perched high atop Telegraph Hill by historic Thomas Park. 421 EAST SIXTH ST is an appealing opportunity for development; just a short walk to Carson Beach, Harbor Walk, Day Boulevard, and the many shops, eateries, services and bus options available at East Broadway, "walkscore" of 89. Nearby Castle Island provides runners, bicyclists, dog-walkers and fishermen a scenic locale surrounded by water for all recreation. Public transportation options include walkable bus service to Copley Square/Seaport/Financial District/South Station; Red-line access @ Andrew or Broadway; Commuter rail @ JFK/UMass. The 5,673 square foot lot is improved by eight garage parking spaces in two "front-lot" brick buildings, and a 5/5 two-family home is positioned at the rear of the lot. Situated in an MFR zoning district, with a floor-area ratio of 2.0, a variety multi-unit residential projects are possible.

Property Information

Total Approx. Acres: **0.13 (5,673 Sq. Ft.)**

Cultivation Acres:

Home Own Assn:

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage: **45 Ft**

Timber Acres:

HOA Fee:

Disclosures: **OFFERS: to be submitted by email to list agent ... 2022 real estate tax inc resid'l exemption**

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Highway Access, Marina, Public School, T-Station**

Beach: **Yes Bay, Ocean, Walk to**

Beach Ownership: **Public**

Beach - Miles to: **1/10 to 3/10**

Cable Available: **Yes**

Documents: **Aerial Photo, Brochure**

Electric: **On-Site**

Gas: **On-Site**

Lot Improvements: **Curbs & Gutters, Sidewalks, Fence, Shared Drive**

Land Description: **Easements, Sloping, Scenic View(s)**

Road Type: **Public, Paved, Publicly Maint., Sidewalk, City Street**

Sewer Utilities: **On-Site**

Water Utilities: **Public**

Waterfront: **No**

Zone Usage: **Multi-Family**

Other Property Info

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test: **No**

Short Sale w/Lndr.App Req: **No**

Lender Owned: **No**

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Pin #: **0701690000**

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Tax: **\$9,462** Tax Year: **2022**

Book: **7486** Page: **98**

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Sub-Agent: **Not**

Buyer Agent: **2**

Offered

Facilitator: **2**

Compensation Based On: **Gross/Full Sale Price**

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Sale Agent:

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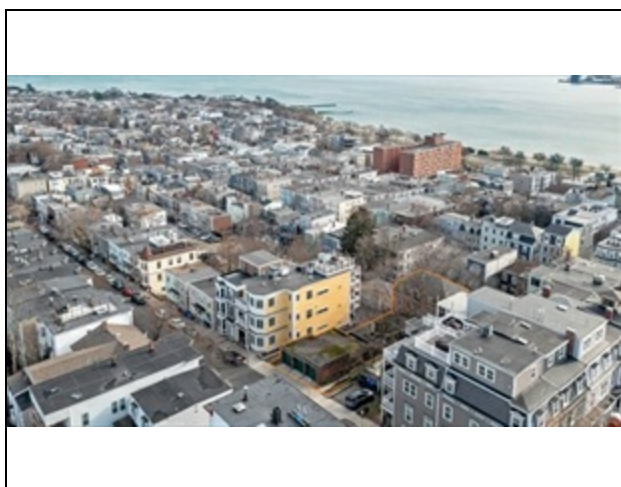
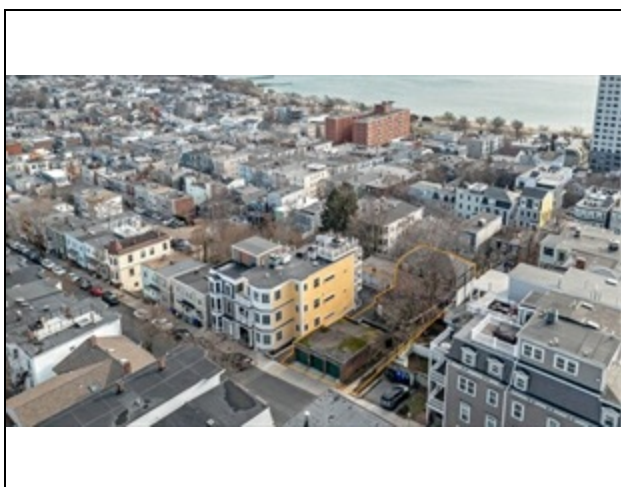
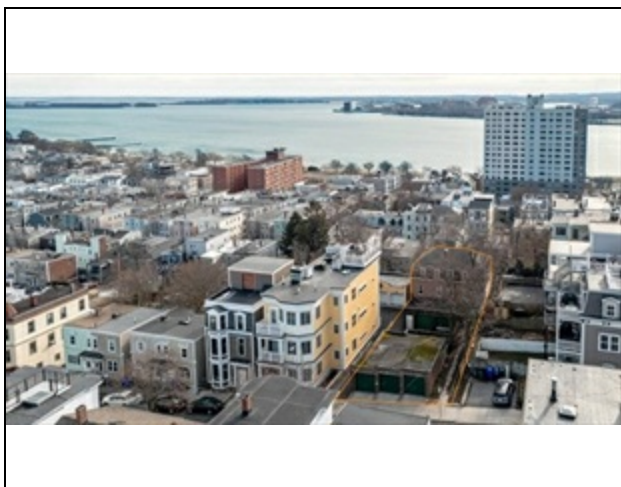
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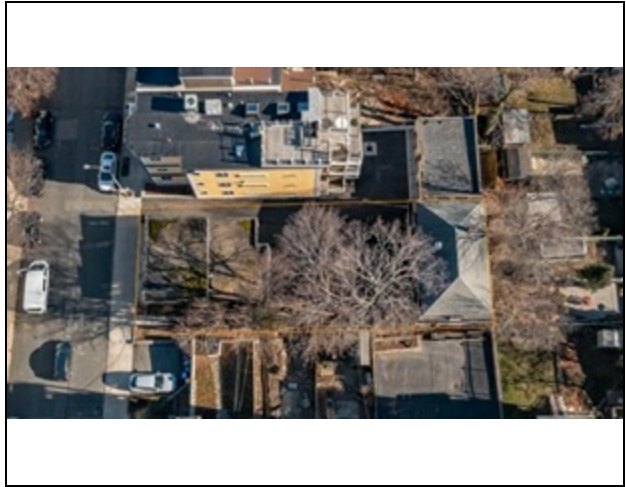
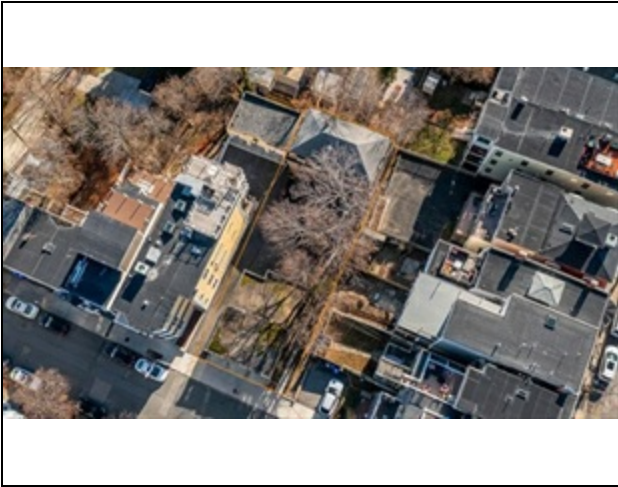
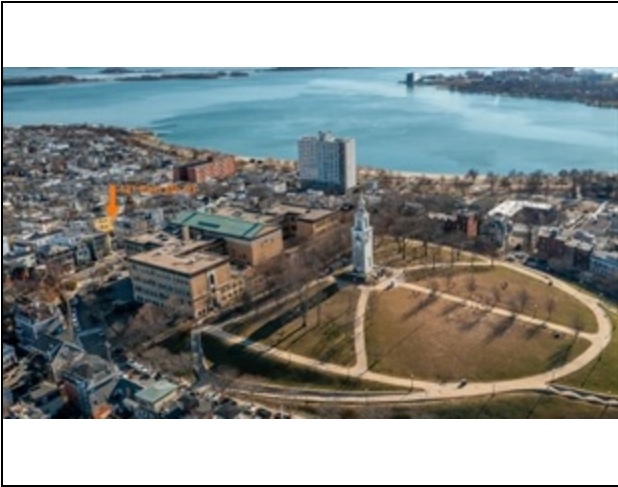
Seller Concessions at Closing:

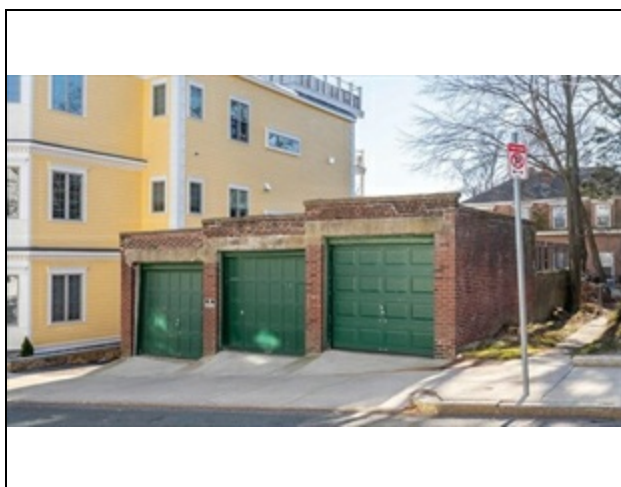
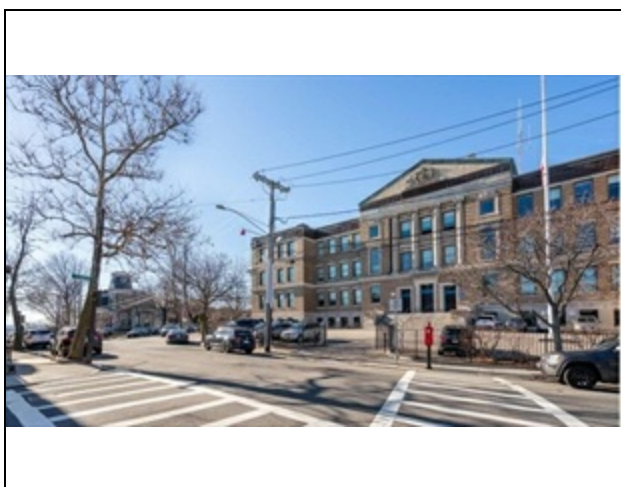
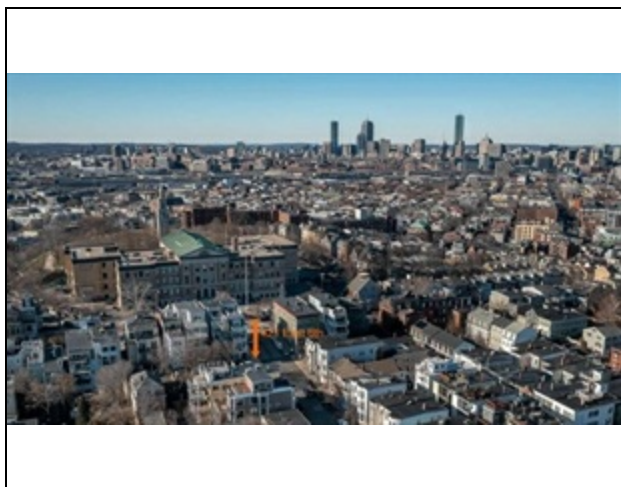
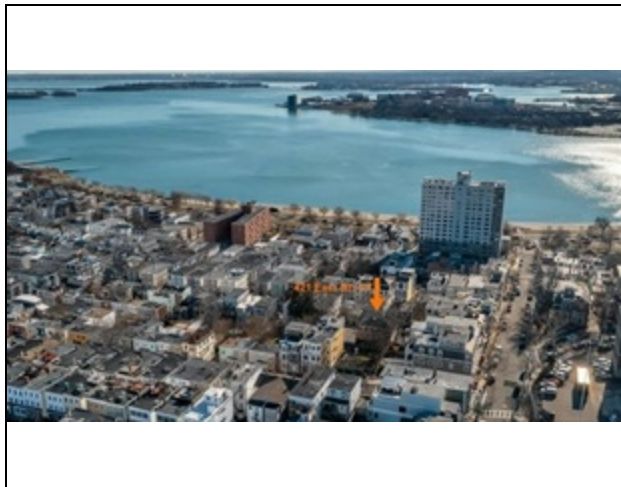
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List Price: \$2,895,000

