

FINANCIAL INFORMATION

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Homeownership Projects**

Section 5: FINANCIAL INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Initial Capital Budget

Sales / Revenue

Market: 33,630,000

Affordable: \$3,070,000

Related Party: \$0

Other Income: \$0

Total Sales/Revenue: 36,700,000

Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$4,645,000
Reasonable Carrying Costs:	0
Subtotal - Pre-Permit Land Value:	\$4,645,000

** As-Is market value to be determined by a MassHousing commissioned appraisal*

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual):	
Actual Acquisition Cost: Land	\$4,645,000
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
Total Acquisition Cost (Actual)	\$4,645,000
Construction Costs-Residential Construction Costs (Hard Costs):	
Building Structure Costs	\$17,327,241
Hard Cost Contingency	\$1,050,782
Subtotal - Residential Construction (Hard Costs)	\$18,378,023
Construction Costs-Site Work (Hard Costs):	
Earth Work	\$285,000
Utilities: On-Site	\$110,000
Utilities: Off-Site	\$62,000
Roads and Walks	\$40,000
Site Improvement	\$36,000
Lawns and Plantings	\$320,000
Geotechnical Condition	\$0
Environmental Remediation	\$7,500
Demolition	\$150,000
Unusual Site Conditions/Other Site Work	\$437,500
Subtotal - Site Work (Hard Costs)	\$1,448,000
Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):	
General Conditions	\$2,036,155
Builder's Overhead	\$649,617
Builder's Profit	\$649,617
Subtotal - General Conditions, Builder's Overhead & Profit	\$3,335,389
General Development Costs (Soft Costs):	
Appraisal and Marketing Study (not 40B "As Is" Appraisal)	\$8,500
Lottery	\$15,000
Commissions/Advertising-Affordable	\$61,400
Commissions/Advertising-Market	\$1,345,200
Model Unit	\$0
Closing Costs (unit sales)	\$261,757
Real Estate Taxes	\$65,000
Utility Usage (during construction)	\$92,650
Insurance (during construction)	\$30,000

Security <i>(during construction)</i>	\$0
Inspecting Engineer <i>(during construction)</i>	\$0
Construction Loan Interest	\$1,050,000
General Development Costs (Soft Costs) - <i>continued</i>	

Item	Budgeted
Fees to Construction Lender:	\$57,500
Fees to Other Lenders: Bank inspector fees	\$13,550
Architectural	\$275,000
Engineering	\$107,500
Survey, Permits, etc.	\$0
Clerk of the Works	\$0
Construction Manager	\$0
Bond Premiums <i>(payment/performance/lien bond)</i>	\$0
Legal	\$205,000
Title <i>(including title insurance)</i> and Recording	\$15,000
Accounting and Cost Certification <i>(incl. 40B)</i>	\$20,000
Relocation	\$0
40B Site Approval Processing Fee	\$0
40B Technical Assistance / Mediation Fee	\$0
40B Land Appraisal Cost <i>(as-is value)</i>	\$2,500
40B Final Approval Processing Fee	\$12,650
40B Subsidizing Agency Cost Certification Examination Fee	\$0
40B Monitoring Agent Fee	\$0
40B Surety Fees	\$0
Other Financing Fees	\$0
Development Consultant	\$0
Other Consultant:	\$0
Other Consultant:	\$0
Soft Cost Contingency	\$0
Other Development Costs	\$0
Subtotal - General Development Costs (Soft Costs)	\$3,638,207
Developer Overhead:	
Developer Overhead	\$136,000
Subtotal Developer Fee and Overhead	\$136,000

Summary of Subtotals

Item	Budgeted
Sales/Revenue	\$36,700,000
Pre-Permit Land Value	\$4,645,000
Residential Construction	\$18,378,023
Site Work (Hard Costs)	\$1,448,000
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$3,335,389
General Development Costs (Soft Costs)	\$3,638,207
Developer Fee and Overhead	\$136,000

Summary

Total Sales/Revenue	\$36,700,000
Total Uses (TDC)	\$31,580,619
Profit (Loss) from Sales Revenue	\$5,119,381
Percentage of Profit (Loss) Over the Total Development Costs (TDC)	16.2105

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Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary
1025 Mass Ave LLC	Matthew Maggiore	Developer	Yes	Yes	Yes

Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company
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Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
Maggiore Construction Corporati	Matthew Maggiore	Related Affiliate	Applicant

Attachment 5.1

New England Fund Lender Letter of Interest



March 24, 2022

Mr. Matthew P. Maggiore
1025 Mass Ave LLC
C/O Maggiore Companies
13 Wheeling Avenue
Woburn, MA 01801

Re: 1025 Mass Ave LLC
48 Condominium Units
Massachusetts Avenue, Arlington, MA ("Project")

Dear Mr. Maggiore:

I am writing in connection with the Site Approval Application for Comprehensive Permit Site Approval under Massachusetts General Laws Chapter 40B ("Application") made by 1025 Mass Ave LLC ("Applicant") in connection with the above referenced Project.

Cambridge Savings Bank ("the Bank") is a member bank of the Federal Home Loan Bank of Boston.

We have had preliminary discussions with you regarding the provision of financing for the Project using the New England Fund ("NEF") program. Please consider this letter an expression of the Bank's interest in providing financing for the Project under the NEF program.

If financing were currently obtained for the Project from the Bank under the NEF program, projected loan terms would include:

Maximum Loan to Value: 75%

Maximum Loan to Cost: 75%

Maximum Loan Term: 3 years; comprised of a maximum 24-month construction period followed by a 12-month marketing/sales period.

Interest Rate: Floating at the Wall Street Journal Prime rate plus 0.75% with a floor rate of 3.75%.

Amortization: Interest only throughout the loan term.

However, nothing in this letter should be construed as a commitment or undertaking on the Bank's part either expressed or implied to loan money or take any other action with the respect to the Project.

The Bank is well aware of the 1025 Mass Ave LLC (Maggiore Companies) experience as developers of housing and has no reason to believe they do not have the financial capacity or professional expertise required to succeed in their efforts with respect to this Project.

Please do not hesitate to contact me should you have any questions regarding the above.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'DAULT'.

David A. Ault
Senior Vice President

Attachment 5.2

Market Sale Comparables

Property Type(s): CC

Status: UAG, SLD Price:

Timeframe: TODAY - 18 MONTHS

Towns:

Advanced Criteria: Street #: 1090; Street Name(s): Massachusetts avenue; Zip Code(s): 02476; Zip Code Radius: 3 mile(s); Living Area Total (SqFt): 700-1500; Year Built: 2016-2022

Condominium Listings



x39

MLS #: 72945720
2 Manor Ter U: 202
Lexington, MA 02420
DOM: 1 DTO: 1
List \$/SqFt: \$603.41

Status: UAG

Ant. Sale Date: 04/29/2022
Off Mkt: 02/25/2022

List Price: \$779,000
List Date: 02/24/2022
Taxes: 2021 \$9,094.48
Assoc.: Yes \$348/mo

Style: Condo - Low-Rise

Rooms: 6 Beds: 2
Garage: 2 Parking: 2

Baths: 2f 0h
Fireplaces: 0

Outdoor Space:

Master Bath: Yes
Year Built: 2017

Living Area: 1,291 SqFt
Pets:

Remarks: Rare offering to live in this recently built modern condo! Elegant hardwood flooring throughout, upgraded Stainless Appliances. Open Floor plan with a breakfast bar . Gas stove, crown molding. Additional adjustable recess lighting throughout the living room. A custom-designed laundry room provides...



x32

MLS #: 72950483
24 Walnut Street U: 2
Belmont, MA 02478
DOM: 6 DTO: 6
List \$/SqFt: \$755.46

Status: UAG

Ant. Sale Date: 05/16/2022
Off Mkt: 03/15/2022

List Price: \$899,000
List Date: 03/09/2022
Taxes: 2022 \$8,774.04
Assoc.: Yes \$75/mo

Style: Condo - 2/3 Family

Rooms: 5 Beds: 3
Garage: 0 Parking: 2

Baths: 2f 0h
Fireplaces: 0

Outdoor Space: Yes - Private

Master Bath: Yes
Year Built: 2019

Living Area: 1,190 SqFt
Pets:

Remarks: Bring the outdoors indoors just in time for Spring! This two year young condo boasts an open concept kitchen, dining room, and living room. This space beams with light from the floor to ceiling windows and slider that look out to Pequotsette Park, an absolute picture-perfect setting that you will fall...



x31

MLS #: 72869756
62 Maynard U: 62
Arlington, MA 02474
DOM: 7 DTO: 7
List \$/SqFt: \$598.21
Sold \$/SqFt: \$629.91

Status: SLD

Sale Price: \$737,000
Sold Date: 08/27/2021
Off Mkt: 07/29/2021

List Price: \$699,900
List Date: 07/22/2021
Taxes: 2021 \$7,230.38
Assoc.: Yes \$140/mo

Style: Condo - 2/3 Family

Rooms: 9 Beds: 2
Garage: 0 Parking: 2

Baths: 1f 1h
Fireplaces: 0

Outdoor Space: Yes - Private

Master Bath:
Year Built: 2017

Living Area: 1,170 SqFt
Pets: Yes w/ Restrictions

Remarks: This gorgeous condo has it all! Gutted to the studs so everything NEW 2017: roof, windows, gas burner, tankless water heater, stunning kitchen, bathrms, gleaming HW & 2 composite decks overlooking picture-perfect fenced-in yard w/patio & all of this in a quiet neighborhood with amazing LOCATION. Your...



📷 x19 ♿

MLS #: 7290602
40 Elmwood Avenue U: 8
Winchester, MA 01890
DOM: 7 DTO: 7
List \$/SqFt: \$752.24
Sold \$/SqFt: \$733.02

Status: SLD

Sale Price: \$950,000
Sold Date: 11/19/2021
Off Mkt: 10/04/2021

List Price: \$974,900
List Date: 09/27/2021
Taxes: 2021 \$0
Assoc.: Yes \$662.78/mo

Style: Condo - Mid-Rise
Rooms: 5 **Beds:** 2 **Baths:** 2f 0h **Master Bath:** Yes **Living Area:** 1,296 SqFt
Garage: 1 **Parking:** 0 **Fireplaces:** 0 **Year Built:** 2021 **Pets:** Yes
Outdoor Space: Yes - Private

Remarks: The penthouse units are sold but that doesn't mean you can't have the NEXT BEST THING ... all while saving some big bucks!! Unit 8 at Allegro is NO sacrifice and boasts a front facing, corner location. Whether you are looking to downsize or just starting out don't miss your chance as there are ONLY 5...



📷 x42 ♿

MLS #: 72937571
2 Manor Terrace U: 247
Lexington, MA 02420
DOM: 12 DTO: 5
List \$/SqFt: \$608.06

Status: UAG

Ant. Sale Date: 04/15/2022
Off Mkt: 02/08/2022

List Price: \$785,000
List Date: 01/27/2022
Taxes: 2021 \$9,094
Assoc.: Yes \$348/mo

Style: Condo - Mid-Rise
Rooms: 5 **Beds:** 2 **Baths:** 2f 0h **Master Bath:** Yes **Living Area:** 1,291 SqFt
Garage: 1 **Parking:** 0 **Fireplaces:** 1 **Year Built:** 2017 **Pets:** Yes
Outdoor Space: Yes - Common

Remarks: PENTHOUSE OVERLOOKING TREETOPS; MANOR HOUSE IN LEXINGTON; This stunning unit has many upgrades including gas fireplace (10K) and tiled second bath (10K) as well as recessed lighting, granite counters, stainless steel appliances, in unit Electro Lux side by side washer dryer w/tons of storage, and...



📷 x26 ✓

MLS #: 72807098
2 Manor Ter U: 236
Lexington, MA 02420
DOM: 14 DTO: 5
List \$/SqFt: \$615.80
Sold \$/SqFt: \$625.87

Status: SLD

Sale Price: \$808,000
Sold Date: 05/11/2021
Off Mkt: 04/15/2021

List Price: \$795,000
List Date: 04/01/2021
Taxes: 2020 \$7,783.70
Assoc.: Yes \$348/mo

Style: Condo - Low-Rise
Rooms: 5 **Beds:** 2 **Baths:** 2f 0h **Master Bath:** Yes **Living Area:** 1,291 SqFt
Garage: 1 **Parking:** 1 **Fireplaces:** 0 **Year Built:** 2017 **Pets:** Yes
Outdoor Space: Yes - Private

Remarks: Rare offering to live in this newly renovated modern condo! The owner has installed hardwood flooring, Bosch appliance, and Samsung laundry. The whole unit receives plenty of natural light during the daytime and has access to a private balcony. The Master bedroom has a California-style closet that opens...



📷 x23 ✓ ✓ ✓ ♿

MLS #: 72812186
2 Manor Ter U: 212
Lexington, MA 02421
DOM: 19 DTO: 19
List \$/SqFt: \$577.07
Sold \$/SqFt: \$553.83

Status: SLD

Sale Price: \$715,000
Sold Date: 06/23/2021
Off Mkt: 04/28/2021

List Price: \$745,000
List Date: 04/09/2021
Taxes: 2021 \$9,094.48
Assoc.: Yes \$348/mo

Style: Condo - Low-Rise
Rooms: 5 **Beds:** 2 **Baths:** 2f 0h **Master Bath:** Yes **Living Area:** 1,291 SqFt
Garage: 1 **Parking:** 0 **Fireplaces:** 0 **Year Built:** 2017 **Pets:** Yes w/ Restrictions
Outdoor Space: Yes - Common

Remarks: *MOTIVATED SELLER* - This stunning, tastefully decorated 2nd floor front unit enjoys afternoon sun w/ its SW exposure & shows as beautifully as it did the day it was built. Open concept floor plan includes a lovely kitchen w/ white Starmark cabinetry, granite counters, & ss appliances, large peninsula,...



x21

MLS #: 72731398

Status: SLD

17 Holland St U: 302
Somerville, MA: Davis Square 02144

DOM: 20 DTO: 20
List \$/SqFt: \$945.82
Sold \$/SqFt: \$917.30

Sale Price: \$965,000
Sold Date: 12/04/2020
Off Mkt: 10/13/2020

Style: Condo - Mid-Rise

Rooms: 4 Beds: 2
Garage: 0 Parking: 0

Baths: 2f 1h
Fireplaces: 0

Outdoor Space: No
Master Bath: Yes
Year Built: 2020

List Price: \$995,000
List Date: 09/23/2020
Taxes: 2020 \$9,999,999
Assoc.: Yes \$200/mo

Living Area: 1,052 SqFt
Pets: Yes

Remarks: Davis Sq Lofts! Once in a lifetime opportunity to own an exquisite, newly constructed, and highly stylized condominium right in the heart of trendy Davis Sq. This inspired gem is one of seven brand new units in the former home of Johnny D's. With dramatic floor-to-ceiling paneled windows throughout,...



x34

MLS #: 72875987

Status: SLD

2 Manor Terrace U: 218
Lexington, MA 02420

DOM: 20 DTO: 6
List \$/SqFt: \$564.68
Sold \$/SqFt: \$550.74

Sale Price: \$711,000
Sold Date: 09/24/2021
Off Mkt: 08/23/2021

Style: Condo - Mid-Rise

Rooms: 5 Beds: 2
Garage: 1 Parking: 1

Baths: 2f 0h
Fireplaces: 0

Outdoor Space:
Master Bath:
Year Built: 2017

List Price: \$729,000
List Date: 08/04/2021
Taxes: 2021 \$9,094
Assoc.: Yes \$348/mo

Living Area: 1,291 SqFt
Pets:

Remarks: PRICED TO SELL! FRESHLY PAINTED. Modern condo unit in The Manor House of Lexington! Open concept kitchen connects a bright living room, which has a glass door to a private balcony that provides beautiful views. Granite countertops & a large peninsula. Master bedroom with walk-in closet leads to a master...



x15

MLS #: 72855259

Status: SLD

11 Tannery Brook Row U: 1
Somerville, MA: Davis Square 02144

DOM: 35 DTO: 20
List \$/SqFt: \$984.73
Sold \$/SqFt: \$984.73

Sale Price: \$1,225,000
Sold Date: 07/29/2021
Off Mkt: 07/19/2021

Style: Condo - Mid-Rise

Rooms: 5 Beds: 3
Garage: 1 Parking: 0

Baths: 2f 0h
Fireplaces: 1

Outdoor Space: Yes - Private
Master Bath: Yes
Year Built: 2018

List Price: \$1,225,000
List Date: 06/23/2021
Taxes: 2021 \$13,106.38
Assoc.: Yes \$412/mo

Living Area: 1,244 SqFt
Pets: Yes

Remarks: The 25 year old in you wants to live a quick jaunt from live music, candlepin bowling, craft beer, and the city's best rib joint. The grownup in you wants garage parking, an elevator; a close by farmer's market, wine shop, and old-fashioned butcher. Both of you crave space to cook, work, and have room...



x23

MLS #: 72787576

Status: SLD

17 Holland St U: 201
Somerville, MA: Davis Square 02144

DOM: 68 DTO: 68
List \$/SqFt: \$983.01
Sold \$/SqFt: \$948.03

Sale Price: \$675,000
Sold Date: 06/14/2021
Off Mkt: 04/27/2021

Style: Condo - Mid-Rise

Rooms: 3 Beds: 1
Garage: 0 Parking: 1

Baths: 1f 0h
Fireplaces: 0

Outdoor Space: No
Master Bath: No
Year Built: 2020

List Price: \$699,900
List Date: 02/18/2021
Taxes: 2020 \$9,999,999
Assoc.: Yes \$200/mo

Living Area: 712 SqFt
Pets: Yes

Remarks: Rare opportunity to own a newly constructed condominium right in the heart of trendy Davis Sq. This inspired gem is one of seven brand new units in the former home of Johnny D's. With floor-to-ceiling Marvin windows throughout, this loft-style home is a true sun palace. The European style kitchen boasts...



x23

MLS #: 72736938

Status: SLD

17 Holland St U: 303
Somerville, MA: Davis Square 02144

DOM: 98 DTO: 98
List \$/SqFt: \$930.98
Sold \$/SqFt: \$916.61

Sale Price: \$1,275,000
Sold Date: 04/03/2021
Off Mkt: 02/15/2021

List Price: \$1,295,000
List Date: 10/03/2020
Taxes: 2020 \$9,999,999
Assoc.: Yes \$250/mo

Style: Condo - Mid-Rise

Outdoor Space: No

Rooms: 5 Beds: 3
Garage: 0 Parking: 1

Baths: 3f 0h
Fireplaces: 0

Master Bath: Yes
Year Built: 2020

Living Area: 1,391 SqFt
Pets: Yes

Remarks: Rare opportunity to own a newly constructed condominium-loft right in the heart of trendy Davis Sq. With Marvin windows throughout, this home is a true sun palace. The European style kitchen boasts a granite waterfall peninsula, high-end stainless appliances, a unique over-the-stove pot filler, and...



x28

MLS #: 72846475

Status: SLD

40 Elmwood Avenue U: 3
Winchester, MA 01890

DOM: 103 DTO: 103
List \$/SqFt: \$751.33
Sold \$/SqFt: \$751.33

Sale Price: \$849,000
Sold Date: 10/18/2021
Off Mkt: 09/20/2021

List Price: \$849,000
List Date: 06/09/2021
Taxes: 2021 \$0
Assoc.: Yes \$606.45/mo

Style: Condo - Mid-Rise

Outdoor Space: Yes - Private

Rooms: 5 Beds: 2
Garage: 1 Parking: 0

Baths: 2f 0h
Fireplaces: 0

Master Bath: Yes
Year Built: 2021

Living Area: 1,130 SqFt
Pets: Yes

Remarks: al-le-gro | at a brisk tempo. Much like how we live our busy lives. Living Allegro means having convenience outside your door in the heart of Winchester center. Picture yourself strolling down for your morning cup of joe, then over for a quick visit to the farmers market to pick up some fresh items for...



x35

MLS #: 72848718

Status: SLD

2 Manor Ter U: 235
Lexington, MA 02420

DOM: 105 DTO: 42
List \$/SqFt: \$619.60
Sold \$/SqFt: \$588.69

Sale Price: \$760,000
Sold Date: 09/15/2021
Off Mkt: 08/03/2021

List Price: \$799,900
List Date: 06/11/2021
Taxes: 2021 \$9,094
Assoc.: Yes \$348/mo

Style: Condo - Low-Rise

Outdoor Space:

Rooms: 5 Beds: 2
Garage: 1 Parking: 1

Baths: 2f 0h
Fireplaces: 0

Master Bath: Yes
Year Built: 2017

Living Area: 1,291 SqFt
Pets:

Remarks: Open House 2:30-4pm..Best unit in the building. Rare offering to live in this newly renovated modern condo! The owner has installed hardwood flooring, Upgraded Stainless Appliances. The whole unit receives plenty of natural light during the daytime and has access to a private balcony. The Master bedroom...



x21

MLS #: 72750493

Status: SLD

17 Holland St U: 202
Somerville, MA: Davis Square 02144

DOM: 109 DTO: 109
List \$/SqFt: \$945.82
Sold \$/SqFt: \$964.83

Sale Price: \$1,015,000
Sold Date: 04/02/2021
Off Mkt: 02/15/2021

List Price: \$995,000
List Date: 10/29/2020
Taxes: 2020 \$9,999,999
Assoc.: Yes \$200/mo

Style: Condo - Mid-Rise

Outdoor Space: No

Rooms: 4 Beds: 2
Garage: 0 Parking: 1

Baths: 2f 1h
Fireplaces: 0

Master Bath: Yes
Year Built: 2020

Living Area: 1,052 SqFt
Pets: Yes

Remarks: Rare opportunity to own a newly constructed loft-condominium right in the heart of trendy Davis Sq. With dramatic floor-to-ceiling Marvin windows, this home is a true sun palace. The European style kitchen boasts a granite waterfall peninsula, high-end stainless appliances, and custom cabinets. Setting...



x38

MLS #: 72743023

Status: SLD

17 Holland St U: 301
Somerville, MA: Davis Square 02144

DOM: 125 DTO: 125

Sale Price: \$724,000

List \$/SqFt: \$1,053.23

Sold Date: 05/03/2021

Sold \$/SqFt: \$1,016.85

Off Mkt: 02/16/2021

Style: Condo - Mid-Rise

Outdoor Space: No

Rooms: 3

Beds: 1

Baths: 1f 0h

Master Bath: No

Living Area: 712 SqFt

Garage: 0

Parking: 1

Fireplaces: 0

Year Built: 2020

Pets: Yes

List Price: \$749,900
List Date: 10/14/2020
Taxes: 2020 \$9,999,999
Assoc.: Yes \$200/mo

Remarks: Rare opportunity to own a newly constructed condominium right in the heart of trendy Davis Sq. This inspired gem is one of seven brand new units in the former home of Johnny D's. With floor-to-ceiling Marvin windows throughout, this loft-style home is a true sun palace. The European style kitchen boasts...



x40

MLS #: 72743027

Status: SLD

17 Holland St U: 203
Somerville, MA: Davis Square 02144

DOM: 147 DTO: 147

Sale Price: \$1,265,000

List \$/SqFt: \$930.98

Sold Date: 04/23/2021

Sold \$/SqFt: \$909.42

Off Mkt: 03/10/2021

Style: Condo - Mid-Rise

Outdoor Space: No

Rooms: 5

Beds: 3

Baths: 3f 0h

Master Bath: Yes

Living Area: 1,391 SqFt

Garage: 0

Parking: 1

Fireplaces: 0

Year Built: 2020

Pets: Yes

List Price: \$1,295,000
List Date: 10/14/2020
Taxes: 2020 \$9,999,999
Assoc.: Yes \$250/mo

Remarks: Once in a lifetime opportunity to own a newly constructed loft-condominium right in the heart of trendy Davis Sq. With over-sized Marvin windows throughout, this home is a true sun palace. The European style kitchen boasts a granite waterfall peninsula, high-end stainless appliances, a unique...



x28

MLS #: 72904607

Status: UAG

40 Elmwood Avenue U: 2
Winchester, MA 01890

DOM: 150 DTO: 150

Ant. Sale Date: 04/18/2022

List \$/SqFt: \$856.18

Off Mkt: 03/04/2022

Style: Condo - Mid-Rise

Outdoor Space: Yes - Private

Rooms: 5

Beds: 2

Baths: 2f 0h

Master Bath: Yes

Living Area: 1,342 SqFt

Garage: 2

Parking: 0

Fireplaces: 0

Year Built: 2021

Pets: Yes

List Price: \$1,149,000
List Date: 10/05/2021
Taxes: 2021 \$0
Assoc.: Yes \$719.67/mo

Remarks: One of our latest unveilings is unit #2 ... quite possibly one of the best units in the entire building. The ONLY non-penthouse unit boasting (2) garage parking spaces. PLUS it has the LARGEST private patio offered at Allegro! A HUGE BONUS!! Picture yourself strolling Downtown for your morning cup of...



x25

MLS #: 72904606

Status: UAG

40 Elmwood Avenue U: 6
Winchester, MA 01890

DOM: 162 DTO: 162

Ant. Sale Date: 05/31/2022

List \$/SqFt: \$732.82

Off Mkt: 03/16/2022

Style: Condo - Mid-Rise

Outdoor Space: Yes - Private

Rooms: 5

Beds: 2

Baths: 2f 0h

Master Bath: Yes

Living Area: 1,295 SqFt

Garage: 1

Parking: 0

Fireplaces: 0

Year Built: 2021

Pets: Yes

List Price: \$949,000
List Date: 10/05/2021
Taxes: 2021 \$0
Assoc.: Yes \$656.52/mo

Remarks: It may not seem it, but Spring will be here before we know it! Can't you feel it getting closer? We can! After a long winter we all get restless and are ready to be enjoying the outdoors! We can't think of a better way to kick-off the season than in a brand new luxury condominium building in DOWNTOWN...

Condominium Listings: 19 Avg. Liv. Area SqFt: 1195.95 Avg. List \$: \$916,237 Avg. List \$/SqFt: \$779 Avg. DOM: 63.58 Avg. DTO: 57.89 Avg. Sale \$: \$905,286 Avg. Sale \$/SqFt: \$792

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