



## 85 East India Row #38G

### BREATHTAKING VIEWS FROM THE 38TH FLOOR.

Offered Exclusively by Carmela Laurella

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**PRICE \$575,000**

### DETAILS

ROOMS 1 Bedrooms + Den / 1.5 Bathrooms

SIZE 1,210 +/- square feet

CONDO FEE \$848\*

TAXES FY 12 - 7,132.88\*\*

PARKING Rental Garage\*\*\*

\* Condo Fee Includes: Heat, Hot Water, AC, Gas, Water/Sewer, Master Insurance, 24-Hour Concierge, Security Gate, Swimming Pool, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Garden Area, Refuse Removal.

\*\* This does not include a residential exemption.

\*\*\* \$371.00/month per parking space.

\*\*\*\* Average Electric Bill: \$31/month

\*\*\*\*\* We have used virtually staged photographs in this listing, in addition to actual interior and view photographs.

### DESCRIPTION

Breathtaking views from the 38th Floor. This 1,250 SF 1 bed plus den (deeded as 2 bed & easily converted)/ 1.5 bath home has Harbor views, Charles River views & dazzling City views. Enjoy cocktails on your private balcony facing Boston's historic wharves & all the Waterfront activity. Hardwood floors, air conditioning, 24-hour Concierge, Garage rental parking & seasonal swimming pool. Located next to Rowes Wharf, steps to Downtown Boston, North End & all transportation.

The property at E. India Row was designed by I.M. Pei in 1972 with an eye toward capturing the finest Views on Boston's Waterfront. There are 312 units in each of these 40-story buildings. Services include 24-hour gated security and concierge, seasonal harbor-side swimming pool, beautiful lobby and on-site management. Located in The Heart of Boston's Waterfront, next to Rowes Wharf, across from Downtown Boston and steps to The Historic North End and all major transportation.

### FEATURES

- Breathtaking Views for the 38<sup>th</sup> Floor
- 1 Bed + Den/1.5 Bath Home
- Private Balcony w/ Charles River & City Views
- Originally Deeded as 2 Bedroom & Can Be Easily Converted
- Hardwood Floors & Central Air Conditioning
- 24-Hour Concierge
- Garage Rental Parking
- Seasonal Harbor-Side Swimming Pool & Recreation Area