



MLS # 73160807 - New

Condo - High-Rise

100 STATION LANDING - Unit 1206 PH
Medford, MA: Wellington, 02155
Middlesex County
Unit Placement: **Top/Penthouse**
Unit Level: **12**
Grade School:
Middle School:
High School:
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Fellsway to Presidents Landing or Revere Beach Pkwy to Constitution Way to Presidents Landing**

List Price: **\$1,159,900**

Total Rooms: **4**
Bedrooms: **2**
Bathrooms: **2f 0h**
Main Bath: **Yes**
Fireplaces: **0**
Approx. Acres:

Remarks

Unicorn Alert! Step into this unique gem, offering breathtaking vistas of the Boston skyline, Mystic River, and Encore Casino. Its charming atmosphere will enchant you and you will feel right at home! Natural light fills every corner through floor-to-ceiling windows, this is the epitome of airy. The open layout seamlessly blends living, dining, & kitchen areas, extending to a private balcony, perfect for hosting lavish events. The kitchen boasts stainless steel appliances, cherry cabinets, and granite countertops. Two spacious bedrooms, two full baths, and a bonus room, ideal for an office or creative space, provide versatility. You'll love the primary bedroom, complete with a walk-in closet featuring custom cabinets, exuding luxurious living. Building amenities include a concierge, gym, conference room, game room and outdoor patio. For your convenience, private storage and 3 garage spots. Located near Shops at Station Landing and Orange Line access. Modern urban living at its finest!

Property Information

Approx. Living Area Total: **1,449 SqFt (\$800.48/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,449 SqFt** Approx. Below Grade:
Levels in Unit: **1**
Living Area Disclosures: **Floor plan measurements are approximate & for marketing purpose.Buyer & Agent do their due diligence**

Heat Zones: **2 Forced Air, Electric** Cool Zones: **2 Central Air**
Parking Spaces: **0 Assigned, Exclusive Parking** Garage Spaces: **3 Attached, Under, Assigned**
Disclosures: **Other required fee of \$120 is for maintenance of 3 parking spots. A move-in/out fee of \$300 is required & needs to be scheduled ahead of time with the concierge.**

Complex & Association Information

Complex Name: **SKYLINE CONDOS** Units in Complex: **127** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes Fee: \$1,118 Monthly**
Assoc. Fee Inclds: **Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Recreational Facilities, Exercise Room, Clubroom, Extra Storage, Refuse Removal, Reserve Funds, Management Fee**
Other Req. Fee: **\$120** Inclds: **Additional Parking Space**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Picture, Balcony / Deck, Main Level, Open Floor Plan, Recessed Lighting, Lighting - Pendant, Ceiling - Half-Vaulted
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Breakfast Bar / Nook, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	1		Bathroom - Full, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Window(s) - Picture, Main Level, Cable Hookup, Recessed Lighting
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture, Main Level
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Bathroom - With Shower Stall, Closet - Walk-in, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Recessed Lighting, Lighting - Sconce
Laundry:	1		Closet
Home Office:	1		Flooring - Hardwood, French Doors, Main Level, Recessed Lighting

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Bike Path, Highway Access, Marina, Public School, T-Station**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Association Pool: **No**
Assoc. Security: **Intercom, Concierge**
Basement: **No**
Beach: **No**
Construction: **Brick, Stone/Concrete**
Docs in Hand: **Master Deed, Rules & Regs, Master Plan, Management Association Bylaws, Association Financial Statements**
Electric Features: **Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Brick, Composite**
Exterior Features: **Deck - Composite, Balcony, City View(s)**
Flooring: **Wood, Wall to Wall Carpet, Stone / Slate**
Hot Water: **Natural Gas**
Interior Features: **Cable Available, Intercom, Wired for Surround Sound, Elevator**
Management: **Professional - Off Site**
Pets Allowed: **Yes**
Restrictions: **Smoking - In Common Areas, Smoking - In Units**
Roof Material: **Rubber**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **Yes Public, River, Walk to**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **See List of exclusions /Inclusions.**
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: Warranty Features:
Year Built/Converted: **2007**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:7-05 B:6B124**
Assessed: **\$1,049,500**
Tax: **\$9,078** Tax Year: **2023**
Book: **51608** Page: **559**
Cert: **00140583**
Zoning Code: **R**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Leading Edge Real Estate** (781) 979-0100
Listing Agent: **Sladjana Zivkovic-Vukovic** (857) 249-7631
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Accompanied Showings, Appointment Required, Email List Agent**
Showing: Facilitator: **Accompanied Showings, Appointment Required, Email List Agent**
Special Showing Instructions: **email sladja@invisionre.com for all showing inquiry. All showings accompanied. Concierge in building**

Firm Remarks

Buyers welcome to all OH. Offers, if any, are DUE ON TUESDAY 9/26 AT 12 P.M. Please submit your offer via Homewel, as one PDF document, including all docs per offer instructions. Email sladja@invisionre.com for inquiries & the rest of the condo docs. See MLS for the offer package & instructions.

Market Information

Listing Date: **9/19/2023** Listing Market Time: MLS# has been on for **2** day(s)
Days on Market: Property has been on the market for a total of **2** day(s) Office Market Time: Office has listed this property for **2** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$1,159,900** Seller Concessions at Closing:
Off Market Date:
Sale Date:

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Market History for 100 STATION LANDING U:1206 PH, Medford, MA: Wellington, 02155

MLS #	Date			DOM	DTO	Price
73160807	9/19/2023	Listed for	\$1,159,900	Sladjana Zivkovic-Vukovic	2	\$1,159,900
Market History for				Leading Edge Real Estate (AN4646)	2	
Market History for this property				2		