



60 Gibson Street #103

Updates & Features

Unique opportunity for those looking for an urban oasis. If you love city life with a touch of an outside country appeal then this property is for you. This elegant condo is a rare gem. Owner has occupied the property for 21 years and has witnessed an average Boston neighborhood transition to a gentrified one, offering restaurants, cafes, updated public transportation, grocery stores, outdoor summer farmers market all reflecting diversity and excitement. Minutes to the red line, ocean marinas, Route 93 and 1 to 5 miles to Boston's major universities, and world-renowned hospitals, Seaport district and fun Newbury Street.

This loft style condo is located in a landmark architectural brick building built 101 years ago. Originally a school it was converted in the late 1980's to a 30-unit condominium building with an additional building across the old school yard with 10 units. Featured in HGTV for its rare, for the city, Gothic style and time-tested construction.

When owner bought the unit, it reflected the 1988 school conversion material and design. **Major high-end renovations have transitioned it to 2021.**

If buyer is looking for an alternative to supersonic built new construction or wooden triple decker condo conversions, look no further.

The open-concept living room with high vaulted ceilings and a large private 300 sq. foot courtyard, creates a perfect city sanctuary.

More specifically:

Unit features, including Renovations –

- Tall to ceiling Black steel casement recessed windows. Abundance of natural light. Custom black - out roman shades.
- 10 Ft ceilings, vaulted with stunning archways. Original height in all rooms (majority of units in the building have dropped ceiling height in the bedrooms.)
- New full body high end Italian porcelain, 18 by 18 high diagonal offset patterns throughout the whole floor plan. Renovation included removal of 1988 floors (linoleum and carpet) and leveling of floor. Porcelain matching baseboard throughout floor plan.
- Recessed lighting.
- Courtyard. One of only 4 units in the building that includes a private enclosed courtyard with secure separate entrance within close proximity to unit's deeded parking space. Newly installed Western red 6 ft cedar with locked private entry. Replaced 1988 4 ft unlocked picket fence. 100-year-old surrounding maple trees provide a canopy of green foliage and ultimate privacy.
- New Solid oak 4 panel doors painted white replaced 1988 hollow core fiberboard slab doors.
- New Closets, white steel mirror sliding doors replaced fiberboard panel doors.
- New electrical rewiring.
- Fios
- Bathroom -
 - Ellipse Decorative Bathroom Ventilation Fan with Light and Night-Light in Brushed Nickel with frosted and matching accents, Satin Nickel Bell Vanity Light, brushed two tone nickel 2 handle widespread faucet, brushed Nickel fixtures Professionally painted -walls, ceilings.
- Bedrooms -
 - Professionally painted -wall ceilings, trimming. Heat baseboard sanded down, applied with rust inhibitor primer and painted.
- Hallway –
 - Professionally painted, walls and ceiling. Closet redone inside paint; ceiling replaced one year ago

Mirrored closet door replaced fiberboard hollow core door.

- Kitchen -

Fridge, garbage disposal and dishwasher replaced five years ago. Stove is the original. Cabinets refinished 6 years ago.

Professionally painted -walls, trimming. Ceiling plastered and painted. 2FT by @FTdecorative wood trim ceiling fixture replaced 1988 lighting.

- Entry way –

New Brushed nickel lighting fixtures replaced 1988 lighting fixtures. New double bi- fold 6 panel white oak painted closet replaced 1988 fiber board hollow closet doors. Professionally painted, walls, door, ceiling.

- Living room and dining area –

Professionally painted -wall ceilings, trimming, etc. Heat baseboard sanded down, applied with rust inhibitor primer and painted. Dining room new lighting fixtures, professionally painted wall ceiling and trim.

- One deeded parking space
- Colorful and lush, professionally landscaped grounds.
- New washers and dryers on second and third floor laundry rooms
- Storage locker on second floor
- Pet friendly
- HOA included heat, water, professional landscaping, common area professionally cleaned,
- New security system in building
- Parking lot fully replaced (2021) new gravel drainage layer, new compacted asphalt base and surface layer.
- Building is well managed and maintained throughout the years, including and not limited to new roof, repointing of exterior bricks, replacement of steel surrounding fences, new security system and much more
- Heating baseboard
- Association fees 449.00
- 23 percent city of Boston increase in full valuation from 2020 to 2021 tax records (includes data through Dec 31 2019).
- 2021 City of Boston Full Tax Valuation 356,500
- 2020 City of Boston Full Tax Valuation 289,000