

# 5-7 Endicott Ct, Boston (North End), MA

## Newly Renovated 2-Family with 2 BR, 2.5 BA Units Ready for Conversion to 2 Luxury Condos

To be Offered Individually & in the Entirety (To be Condominiumized if Sold Separately)

Open House: Thursday, April 10 (11am-1pm)



## AUCTION: Wednesday, April 16 at 11am On-site

### IN THE ENTIRETY

**Parcel IDs:** 03-01485-000, 03-01486-000

**Total Gross Living Area:** 2,560± sf per plan

**Design:** Circa 1890 duplex, middle row house fully renovated in 2024 with 2 side-by-side 1,280± sf 4-level units each with a private entry

**Exterior:** Insulated windows, low maintenance siding, flat rubber roof

**Interior:** Hardwood & tile floors, recessed lighting, elegant glass railings

**Bedrooms:** 4 per plan

**Baths:** 5 per plan (2 with tubs, 2 with showers & 2 half)

**HVAC:** Ductless mini-split system with heat & central a/c

**Utilities:** City water & sewer, electric, gas

**Legal Ref:** Suffolk County 69862-268

**Site Area:** .02± sf (800± sf)

### PER UNIT

(Auc Ref 25-2108)

**5 Endicott St:** Parcel 03-01485-000

(Auc Ref 25-2109)

**7 Endicott St:** Parcel 03-01486-000

**Gross Living Area:** 1,280± sf

**Bedrooms:** 2

**Baths:** 2.5 (1 with tub, 1 with large shower, 1 half)

**Level 1:** Below grade with living room, walk-in closet, half BA, washer/dryer hookups

**Level 2:** Kitchen/Dining with quartz counters, stainless-steel appliances

**Level 3:** BR, walk-in closet, BA with tub

**Level 4:** Primary suite with vaulted ceilings in BR, walk-in closet, BA with glass-enclosed shower, roof access

On a private court off Endicott St in the heart of the North End. Close to public transit & parking, North Station/TD Garden with easy access to I-93. Convenient to Hanover St, restaurants, shops, culture, parks & harbor. Near world class medical, public/private education & all vibrant city living has to offer.

# JJ Manning

— AUCTIONEERS

Info., Photos, Broker Reg. & Full Terms at:

**JJManning.com**

**800.521.0111**

179 Old King's Hwy, Yarmouth Port, MA 02675



MA AUC LIC 111 • MA BROKER LIC 5850  
Brochure 1828 • Ref 25-2108 & 25-2109

### Terms of Sale:

10% certified deposit of which \$25,000 per property OR \$50,000 in the entirety by certified or bank check(s) at these auction(s) & remainder of deposit by 4pm ET on Friday, April 18, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other

oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

### Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

### Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for mandatory broker pre-registration requirements.