

44 Dana Street #2  
Cambridge, MA 02138

**SOLD! \$ 740,000**  
Days To Offer = 6



Offered for \$595,000

Mid-Cambridge Condominium  
1,196 +/- SqFt Living Area  
2 Bedrooms, 2 Full Bath  
Light-Filled Open Floor Plan  
Full Size Eat-In Kitchen  
High Ceilings, Hardwood Floors  
Custom Built-Ins, Recessed Light  
Full-Size Washer & Dryer  
Large Covered Front Porch  
One Off-Street Parking



## A Contemporary Classic

Natural light flows through this spacious Condo with unique floor plan. Located in cherished Mid-Cambridge a few blocks to Harvard Square, the esteemed Cambridge Public Library and five delightful parks nearby. Walk to shops, restaurants, the Red Line T and many amenities in Harvard, Central and Inman Squares all within a few minutes of the Charles River, MIT and downtown Boston.



The information about this listing was gathered from third party sources including the seller and public records. RE/MAX Destiny disclaims any and all representations or warranties as to the accuracy of this information. We represent the seller, not the buyer, in the marketing, negotiating and sale of this property, unless otherwise disclosed. However, the broker/salesperson representing the seller has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

*Exclusive Listing by Tamela Roche, Realtor®*

RE/MAX Destiny, 907 Massachusetts Avenue, Cambridge MA 02139

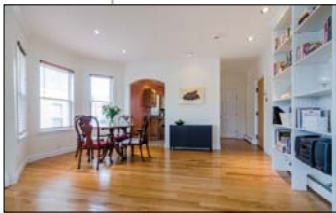
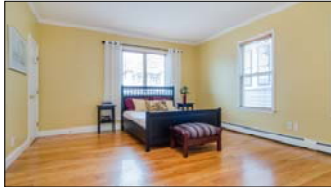
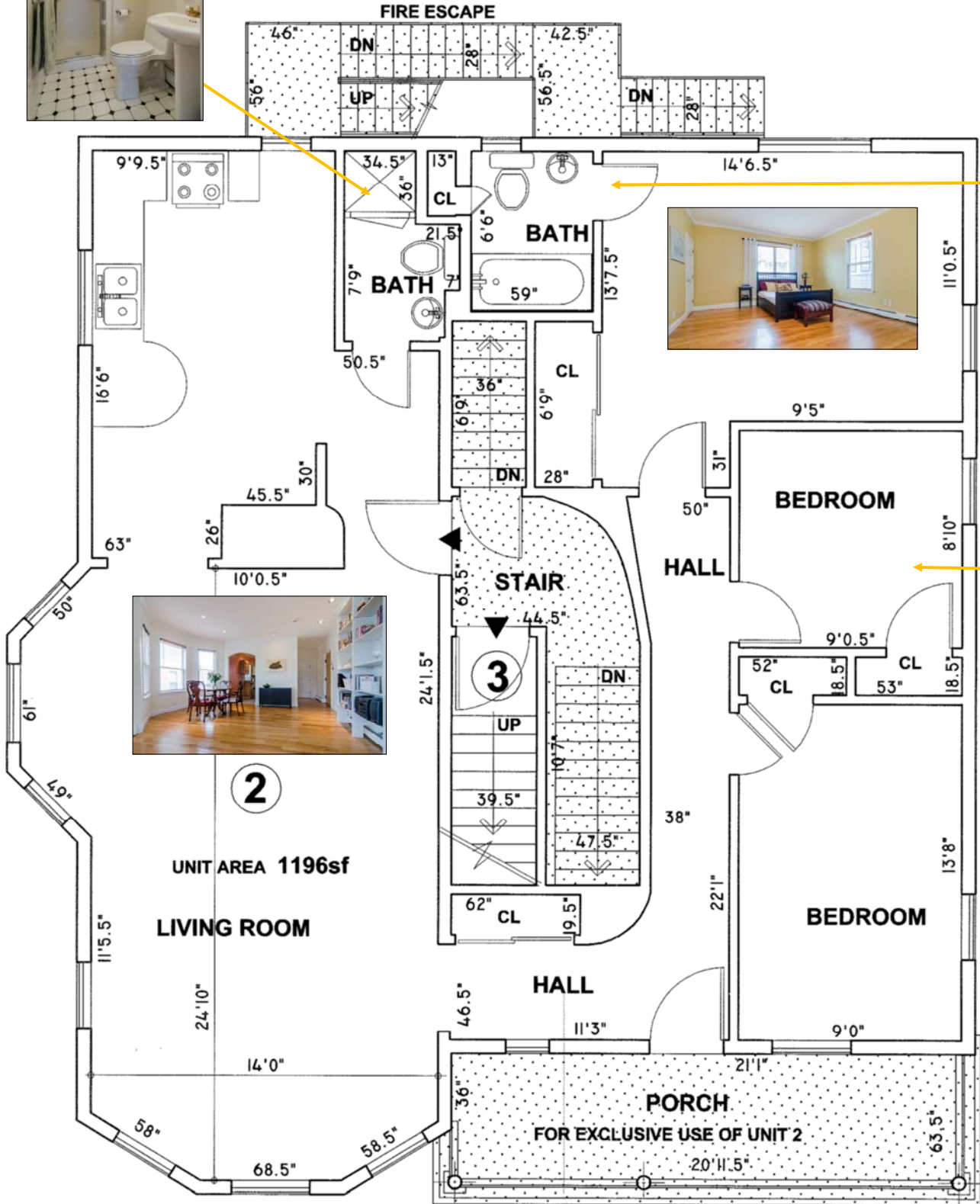
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www.yourguidehome.com

617.245.4072

# 44 Dana Street #2 Cambridge

Source: Middlesex South Registry of Deeds  
www.masslandrecords.com



Note: A previous Owner opened this bedroom.

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**See MLS # 71657675  
for more details.**

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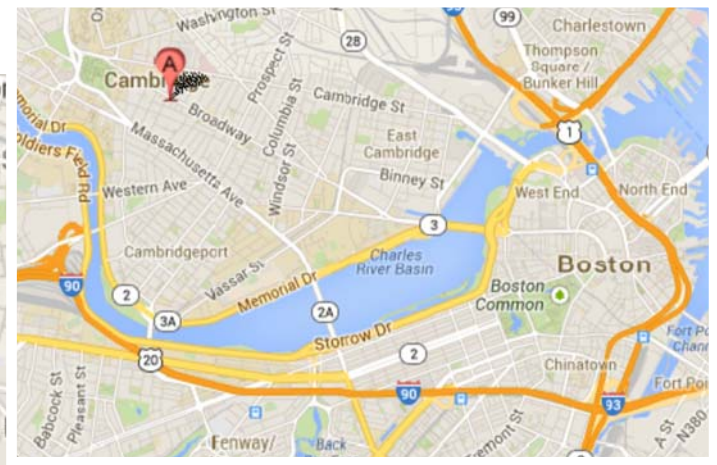
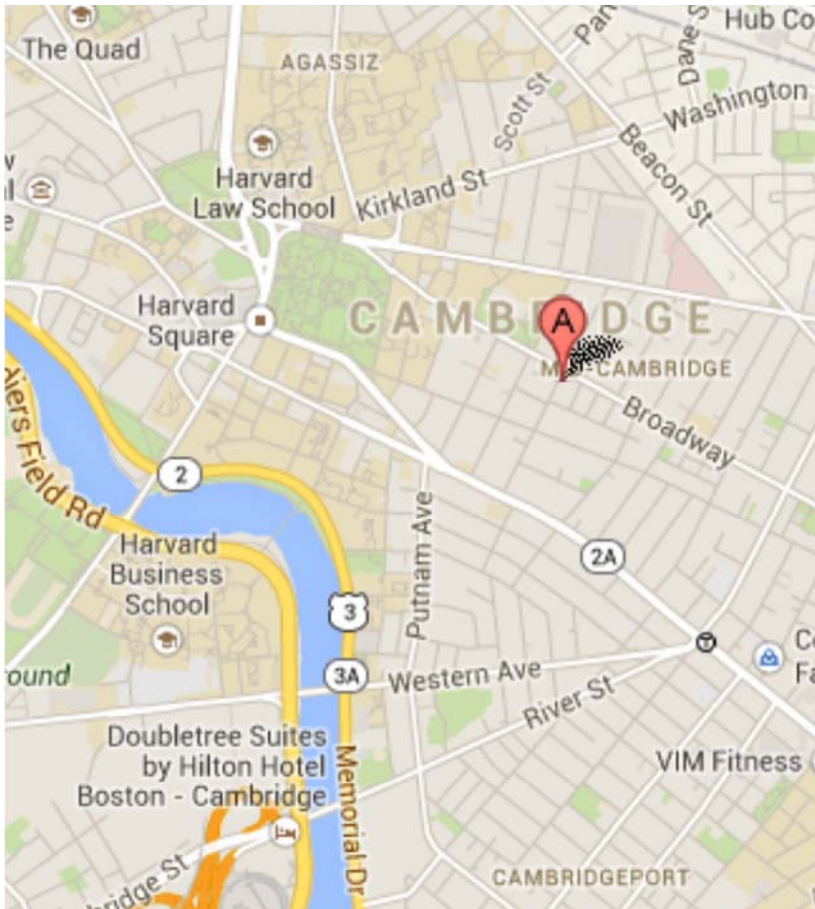
<b>Age</b>	Originally Built in 1898, Condo Conversion 1998
<b>Area</b>	1,196 +/- SqFt Living (Per City Record & Master Deed)
<b>Beds</b>	2 Beds w/Closets, Heat, Windows, Hardwood, Ceiling Fans
<b>Baths</b>	Full En-Suite Master Bath & Guest Bath (New Toilets 2013)
<b>Blinds</b>	Custom Window Blinds Throughout Included
<b>Ceilings</b>	High Ceilings Throughout (approx. 8' 11")
<b>Exterior</b>	Cedar Clapboard, Recently Painted (Rear 2011, Front & Side 2013)
<b>Flooring</b>	Hardwood Throughout, Ceramic Tile In Kitchen & Bathrooms
<b>Foundation</b>	Stone & Brick w/Concrete Floor
<b>Guest Bath</b>	Full Bath w/Shower, Pedestal Sink, Built-In Cabinet
<b>Heat</b>	FHW Baseboard Gas, New Pump '07, Annual NSTAR Service
<b>Hot Water</b>	Natural Gas, Newly Installed in 2010
<b>Kitchen</b>	Large Eat-In Kitchen w/Ceramic Tile, Electric Range SS Refrigerator (<3yrs), SS Dishwasher (<5yrs), Disposal (< 6yrs)
<b>Laundry</b>	Full-Size Washer (2010) & Electric Dryer (Finished Lower Level)
<b>Living</b>	Open Living & Dining w/Built-Ins, Ceiling Fan, Hardwood
<b>Master Bath</b>	En-Suite w/Tub & Shower, Pedestal Sink, Linen Closet
<b>Parking</b>	One Off-Street Assigned Space Included with Paved Driveway
<b>Pet Policy</b>	Allowed Per Master Deed: 1 Dog (Up to 30 lbs.) & 2 Cats
<b>Porch</b>	Large Covered Front Porch Off Living Room (Exclusive Use)
<b>Roof</b>	Asphalt Shingles, New in 1998 (During Condo Conversion)
<b>Storage</b>	Generous Closets, Additional Private Storage Room
<b>Taxes FY14</b>	With Res. Exempt:       \$ 2,720.09 (Includes CPA of \$109.03) Without Res. Exempt:   \$ 4,581.44 (Includes CPA of \$109.03)
<b>Utilities</b>	Monthly Average (NStar):   Gas = \$ 85   Electric = \$ 68
<b><u>XTRA'S:</u></b>	Water Filtration System in Kitchen; 100 Amp Electric Intercom System in Unit w/Buzzer for Easy Visitor Access All Windows Double-Pane, 2 New Anderson in 2 <sup>nd</sup> Bedroom New Stairs in 2013: Stone in Front, Hardwood Interior Stairs

<b>Condo Fee:</b>	\$ 178.75 Monthly
<b>Includes:</b>	Water, Sewer, Master Insurance, Landscaping (Front Garden), Snow Removal, Common Electric, Cleaning of Common Areas
<b>Association</b>	2 of 3 Units Owner-Occupied, Reserve = \$1,976 (As of 4.3.14)
<b>Common</b>	Unit #2 Percentage Interest in Common Elements = 31 %

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# Welcome to Cambridge, MA



**Walk & Bike Score<sup>®</sup> 92 = "Walker & Biker Paradise"**

**Transit Score<sup>®</sup> 77 = "Excellent Transit"**

- MBTA Subway: Red Line T Station (approx. .5 mile), Green Line (approx. 1.5 miles)
- MBTA Buses: # 68 (approx. .1 mile); # 1, # 69, # 83 (approx. .2 mile)
- Zip Car (3): At Broadway & Ellery, Broadway & Ellsworth, Cambridge & Dana (all .1 mile)
- Bike Share (3): Cambridge Main Library (.2 mile); Harvard Univ. & Inman Square (.4 mile)
- Grocery: 8 Stores within .5 miles (Broadway Market, Whole Foods, Farmer's Market, etc.)
- Parks: Joan Lorentz (Broadway & Ellery Street), Cooper (Hancock & Centre Street), Maple Avenue, Wilder-Lee (West & Lee Street), Paine (Amory Street & St. Mary Road)
- Walk To: Shops and restaurants in Harvard Square, Central Square & Inman Square
- Universities: Harvard (.5 mile), Harvard Divinity (.6 mile), Lesley (.7 mile), MIT (1.1 miles), Boston University (1.5 miles)

## About Cambridge:

**Official Website:** [CambridgeMA.gov](http://CambridgeMA.gov)

**Public Schools:** [CPSD.us](http://CPSD.us)

**Chamber:** [CambridgeChamber.org](http://CambridgeChamber.org)

**Tourism:** [Cambridge-USA.org](http://Cambridge-USA.org)

**Mid-Cambridge Neighborhood Conservation:** [cambridgema.gov/historic/midcambridgehome.html](http://cambridgema.gov/historic/midcambridgehome.html)

**Mid-Cambridge Neighborhood Association:** [mcna.org](http://mcna.org)

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