

20 Rindge Avenue #2 Cambridge



SOLD! \$619,000
Days To Offer = 5

Offered for \$ 599,000

Newly Renovated 2002
1,478 +/- SqFt Living Area
3 Bedrooms + 2 Full Bath
Gas Fireplace, Hardwood Floors
Eat-in-Kitchen w/Granite
2 Modern Full Bathrooms
Full-Size In-Unit Laundry
Private Fenced-In Shared Yard
One Deeded Garage Parking



Cambridge Haven

Everything you love about city living is nearby this “Walker’s Paradise”
with modern amenities to live, play and entertain with ease!



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

CambridgeAgents.com

RE/MAX® DESTINY

617.245.4072

AREAS

FIRST FLOOR: 99 S.F.
 SECOND FLOOR: 1,379 S.F.
 TOTAL UNIT AREA: 1,478 S.F.

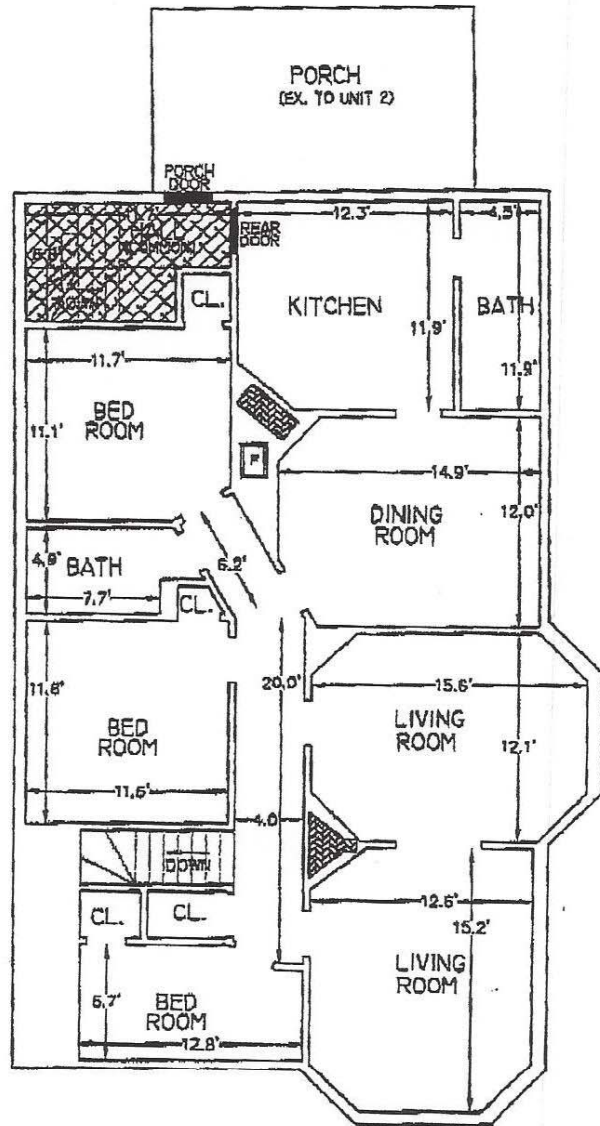
COMMON AREA: 109 S.F. (FIRST FLOOR)
 COMMON AREA: 70 S.F. (SECOND FLOOR)
 COMMON AREA: 61 S.F. (THIRD FLOOR)
 PORCH AREA=188 S.F.
 GARAGE AREA: 160 S.F.

I CERTIFY THAT THIS PLAN SHOWS UNIT #2 BEING CONVEYED AND IMMEDIATELY ADJOINING UNITS. IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRY, AND THE IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT, AS OF OCTOBER 8, 2002.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

GEORGE C. COLLINS P.L.S. _____ DATE _____

SECOND FLOOR

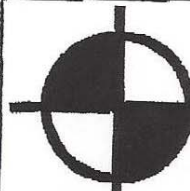


UNIT PLAN
 FOR UNIT 2 OF THE
"20 RINDGE AVENUE CONDOMINIUM"
 LOCATED AT: 20 RINDGE AVENUE
 CAMBRIDGE, MA.

LEGEND

- DENOTES ENTRY
- DENOTES COMMON AREA
- DENOTES WATER HEATER
- DENOTES FURNACE

DATE: OCTOBER 8, 2002
 SCALE: 1 INCH = 10 FEET



BOSTON
SURVEY, INC.
 UNIT C-4 SHIPWAYS PLACE
 CHARLESTOWN, MA. 02129
 (617)262-1513

JOB # 02-00472

20 Rindge Avenue #2 Cambridge

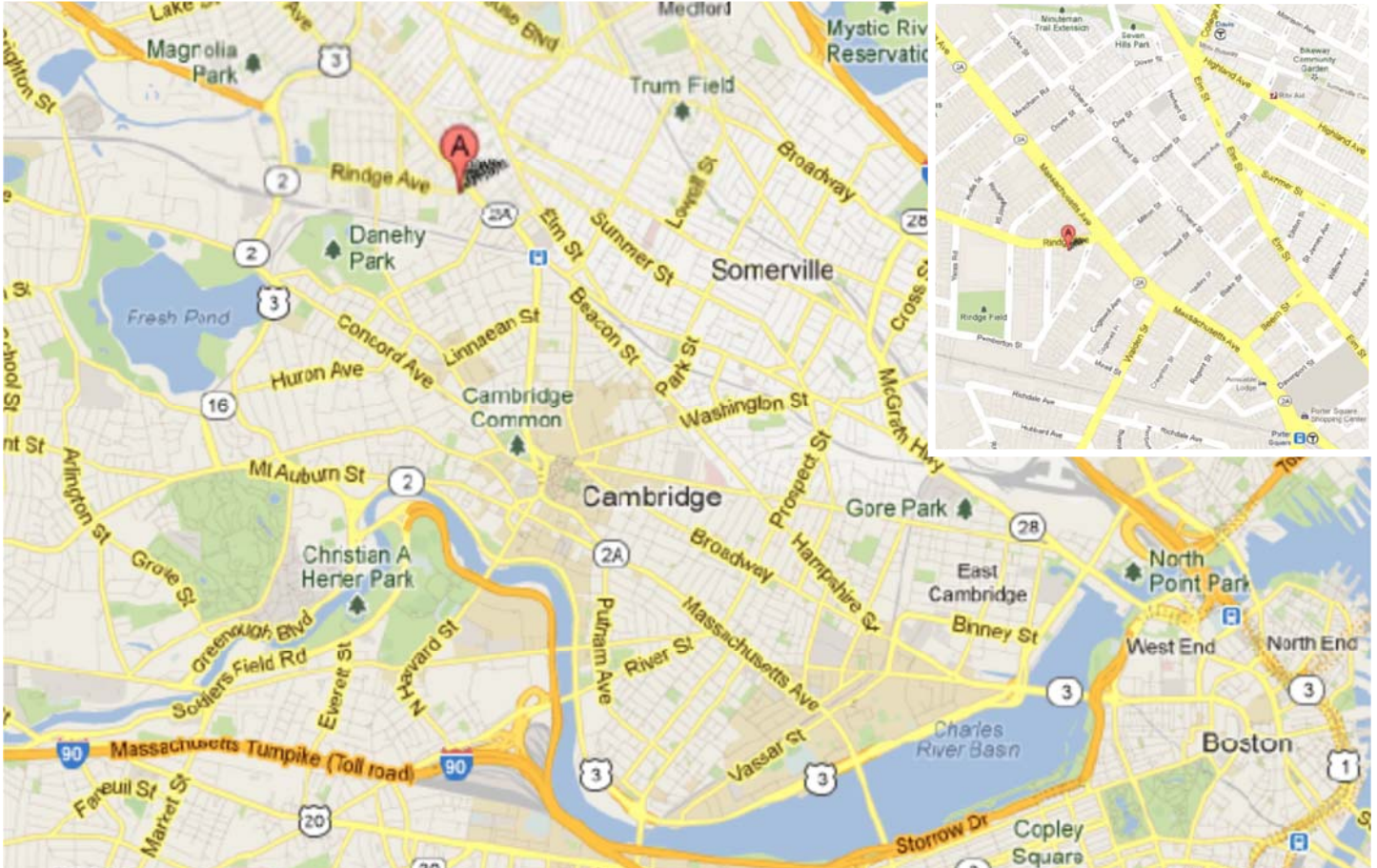


Age	Originally Built in 1977; Newly Renovated in 2002
Area	1,478 +/- SqFt Living Per Plans & City Record
Beds	3 Bedrooms w/Closets, Heat, Windows
Baths	2 Full Bath w/Shower & Tub, Marble Tile, Marble/Stone Floor
Blinds	Custom Blinds Throughout
Electric	100 Amp Circuit Breakers (New in 2002 Renovation)
Exterior	Asbestos Shingles
Flooring	Oak Hardwood, Marble in Bath 1), Stone in Kitchen & Bath 2
Foyer	Heated Private Entrance w/Closet & Wainscoting
Heat & A/C	Central Heat & A/C Systems by Trane (Gas), New in 2002
Kitchen	Granite, Thomasville Cabinets, SS Appl. (2002), Stone Floor
Laundry	Full-Sized Washer & Dryer by Bosch Included
Light	Recessed & Low Voltage Lighting
Living RM	Gas Fireplace, Oak Hardwood, Sound System Wiring
Parking	One Deeded Garage Parking Space
Plumbing	Installed New in 2002 Renovation
Porch	Covered, Screened-In, Ceiling Fan, Sound System Wiring
Roof	Rubber Roof, Minor Repairs Were Completed in 2011
Taxes FY13 With Res. Exempt:	\$ 2,410.96 + CPA: \$ 46.35 = \$ 2,457.31
	Without Res. Exempt: \$ 4,218.99 + CPA: \$ 46.35 = \$ 4,265.34
Utilities	Monthly Average Gas & Electric = \$ 200 (NStar)
Windows	Diamond Replacement Windows, New in 2002 Renovation
Yard	Fenced-In Yard (Shared), Landscaping in Front & Back
<u>XTRA'S:</u>	Side-by-Side Refrigerator Includes Icemaker & Water Filter ADT Security System w/Motion Detection Custom Storage by Closet Factory, Extra Storage in Basement
Condo Fee	\$291.51 Monthly
	Includes: Water, Sewer, Master Insurance, Landscaping, Maintenance
Association	100% Owner-Occupied, 2 Pets OK, Reserves Approx. \$4k

See MLS# 71502620 for more details.

Welcome to Cambridge! “America’s Most Walkable City”

Ranked #1 in March 2012 by Prevention Magazine www.Prevention.com



Walk Score® = 95 “Walker’s Paradise” WalkScore.com

Transit Score® = 70 “Excellent Transit” MBTA.com

MBTA Subway: Walk to Red Line Porter Square (Cambridge) & Davis Square (Somerville)
Short drive to Alewife T Station (Red Line) at Rindge Avenue & Rte. 2

MBTA Buses: #83, #77 (Across Street), #87, #96, #88, #89, #90, #94 (Less Than .3 Miles)

Nearby Parks & Attractions:

- Rindge Field on Haskell Street (Peabody School), Pemberton Tennis Courts (2 Blocks Away)
- Williams Park (Cedar & Dudley St.), Danehy Park, St. Peters Field, Fresh Pond Reservation
- Walk to restaurants, shops, services along Mass Avenue to Porter Square & Davis Square

About Cambridge:

Official Website: CambridgeMA.gov

Public Schools: CPSD.us

Chamber: CambridgeChamber.org

Tourism: Cambridge-USA.org