

# 46 Valentine Street Cambridge

**SOLD! \$632,000**  
Days To Offer = 5



Offered for \$ 549,000



Architects: Bell & Fandetti  
1,084 +/- SqFt Living Area  
2 Bedrooms + 1 Study  
Newer Windows, Updated Bath  
Updated Kitchen w/Granite  
Updated Laundry Room  
Refinished Oak First Floor  
Private Fenced-In Stone Patio  
One Off-Street Parking Space



## Cambridgeport Oasis

Light-filled Townhome with open-style living and delightful private stone patio rarely found in Cambridge. On the corner of Pearl and Valentine Streets, light streams in this Single Family beaming with updates throughout. Entertain outdoors on the large private stone patio or stroll to nearby Dana Park, Charles River, Central Square Red Line T ... even Fenway Park!

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**

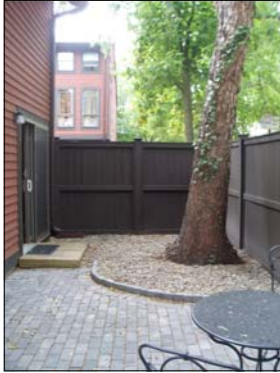
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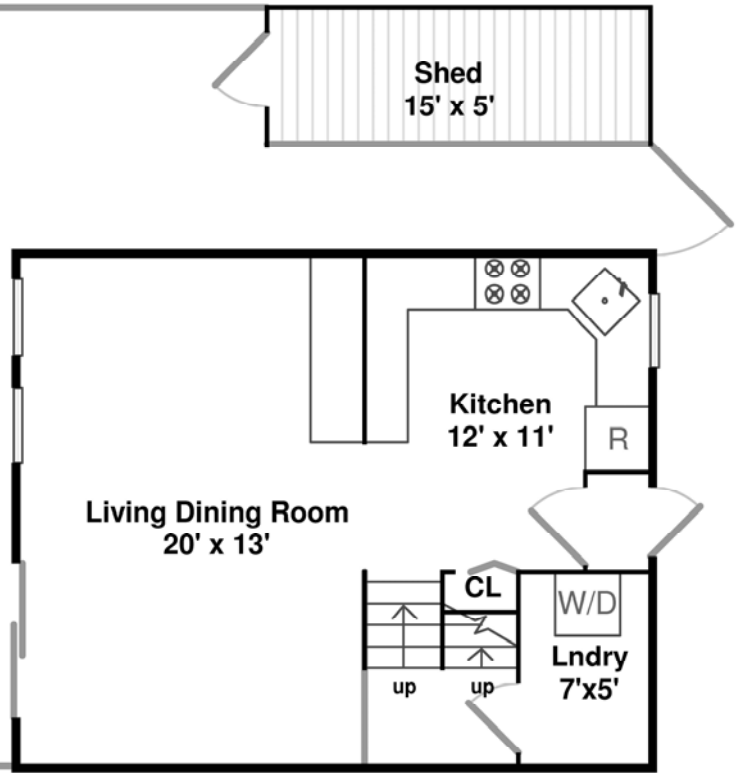
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Floor Plan by Vis-Home 2011

Measurements may not be 100% accurate.  
Floor plans are provided for convenience only.  
Rooms sizes are not used to calculate area.



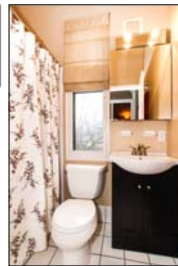
Patio  
26' x 14'



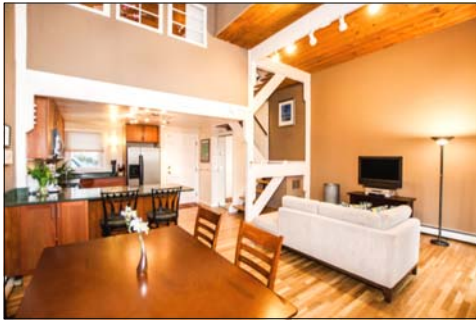
Master BR  
14' x 13'



Guest BR  
14' x 10'



# 46 Valentine Street, Cambridge

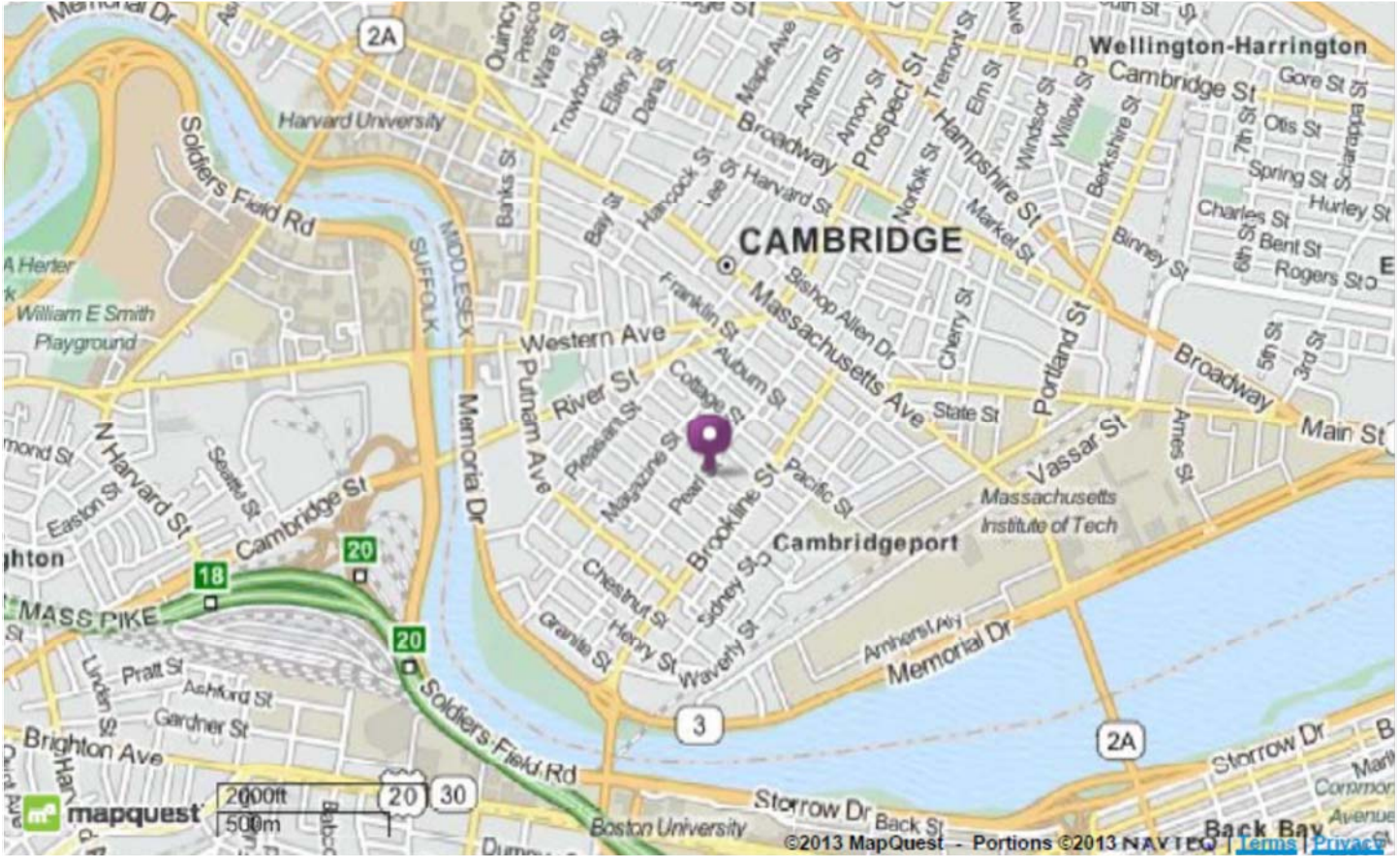


Age	Originally Built in 1976
Area	1,084 +/- SqFt Living, 1,525 +/- SqFt Lot (.04 Acre)
Beds	2 Bedrooms + 1 Study
Bath	New Windows ('08), Recently Painted ('11), Cathedral Ceiling
Electric	100-Amp Circuit Breakers
Exterior	Wood Clapboards, Recently Painted ('11)
Floors	Oak (1 <sup>st</sup> Flr Refinished '13), Ceramic Tile in Bath & Laundry
Heat	HW Baseboard (Gas), Elec. Thermostat, Tank-less Hot Water
Kitchen	Updated w/Granite Counters, Cabinets, SS Appliances ('06)
Laundry RM	Updated ('11) w/Ceramic Floor, Cabinet by Closet Solutions
Living RM	Floor to Ceiling Windows, Refinished Oak Floor, Ceiling Fan
Master BR	Closet Solutions ('05), Windows ('08), Oak Floor, Ceiling Fan
Patio	Private, Fenced-In, Stone Patio w/ Large Storage Shed
Parking	One Off-Street Parking Space in Paved Driveway
Roof	Approx. Age '04 w/30-Year Guarantee (O'Lyn Roofing)
Second BR	New Windows ('09), Freshly Painted ('11), Oak Floor
Study	Berber ('06), Windows ('08), Skylight, Freshly Painted ('11)
Taxes FY13 With Res. Exempt:	\$ 1,722.65 + CPA: \$ 79.94 = \$ 1,802.59
Without Res. Exempt:	\$ 3,530.68 + CPA: \$ 79.94 = \$ 3,610.62
Utilities	Monthly Average Gas = \$ 72.79 Electric = \$ 36.40 (NStar)
Views	Tree Views & Sky Views
Wash/Dry	Washer & Dryer (Both New in '05) Included (Electric Dryer)
Water	City/Town Water & Sewer
<u>XTRA'S:</u>	Refrigerator Features Include Icemaker & Water Filter Wood Closet Storage Under Staircase in Living Room ('11) Sprinkler System in Front Flower Bed ('09) under Apple Tree Outdoor Private Fenced-In Stone Patio Outdoor Storage Shed

See MLS# 71490344 for more details

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

Ranked #1 in March 2012 by Prevention Magazine [www.Prevention.com](http://www.Prevention.com)



**Walk Score**® = 86 “Very Walkable” [WalkScore.com](http://WalkScore.com)

**Transit Score**® = 67 “Good Transit” [MBTA.com](http://MBTA.com)

EZ-Ride Bus [www.ezride.info](http://www.ezride.info) = serves North Station, Cport, Kendall Square, MIT

MBTA Subway: Central Square Red Line (approx. .4 miles)

MBTA Buses: Route 47 (Pearl St), 64 (Magazine St) & 70, 70A, 91, 83, CT1 (all < .33 miles)

## Nearby Parks & Attractions:

- Dana Park, Pacific Street Park, David Nunes Park, Fulmore Park, Charles River
- Walking distance to Shops & Restaurants in Central Square & Harvard Square
- Walking distance to MIT, Technology Park, Harvard, Harvard Square
- Walking distance across Charles River to Boston University, Back Bay and Fenway Park!

## 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)