



17 Otis Street #703 Cambridge

SOLD! \$605,000
Days To Offer = 5

Offered for \$ 589,000

- 956 +/- SqFt Living Area
- 2 Bedrooms, 2 Full Bath
- Open Living/Dining/Kitchen
- In-Unit Washer & Dryer
- Custom Blinds, Recessed Light
- Cherry Wood Flooring
- Deeded Garage Parking
- Barkan On-site Management
- Full-Service Concierge



Contemporary sophistication where Cambridge meets Boston!

Penthouse Condominium in 2008 Preservation Award-Winning property at One First located in “Walker’s Paradise” near restaurants, shops, parks, schools and walking distance to Cambridge, downtown Boston and the Charles River!

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:

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RE/MAX® DESTINY

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Floor Plan Source: Middlesex
South Registry of Deeds



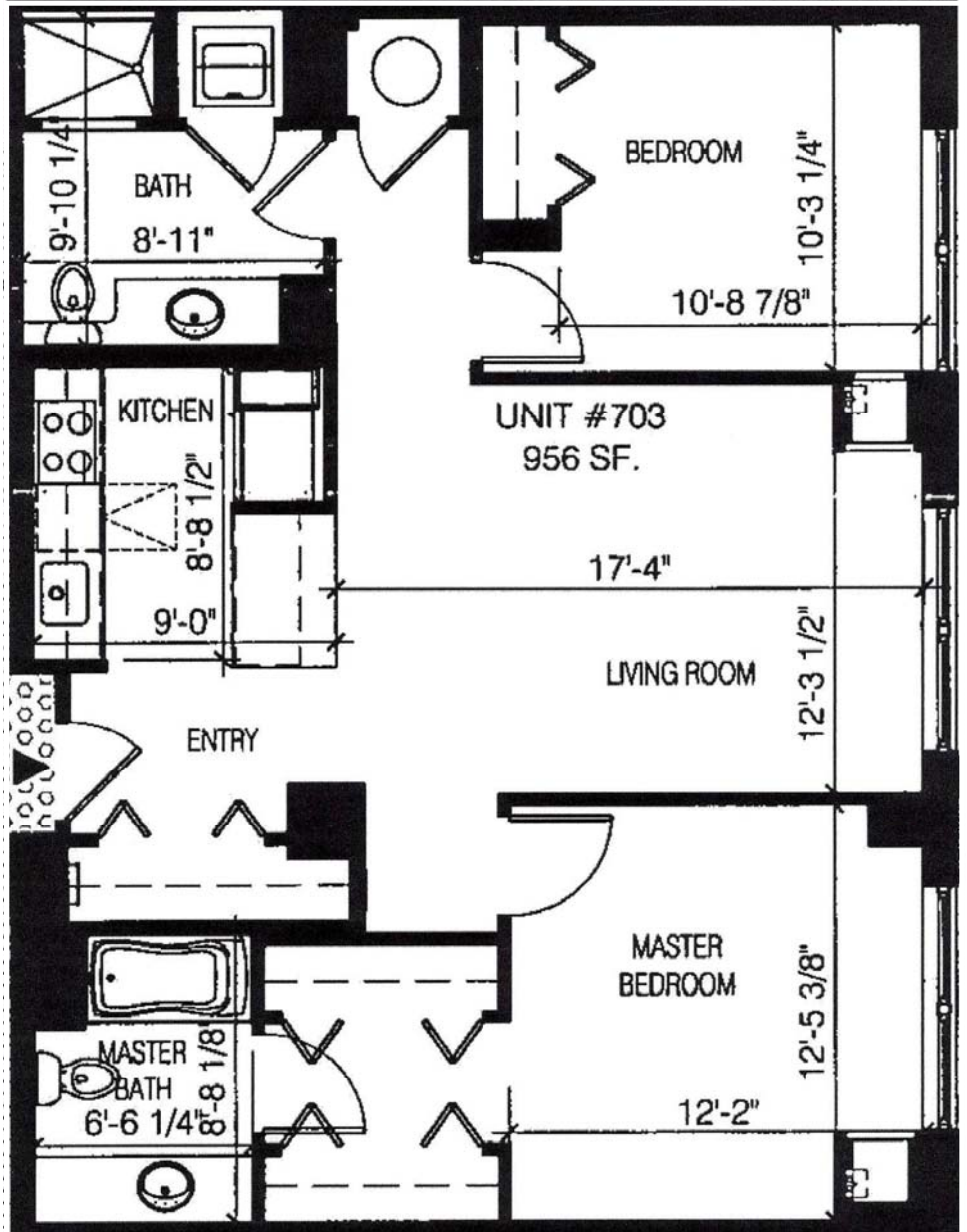
Common Roof Deck



Common Roof Deck



Library & Club Room



Exercise Room



Courtyard

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See MLS# 71496405
for more details

| | |
|-------------------|---|
| Access | Lobby Key, Concierge, Intercom System, Handicap Accessible |
| Age | Newly Built & Condo Conversion 2007 |
| Area | 956 +/- SqFt Living Area (City Record), Top Floor |
| Beds/Baths | 2 Bedrooms, 2 Full Bathrooms |
| Cooling | 2 Zones Central Air-Conditioning |
| Elevator | Elevator Access from Lobby to Condo and Garage Parking |
| Flooring | Cherry Flooring, Carpet (Bedrooms) & Marble/Tile (Baths) |
| Guest BA | Full Bath w/Tile Flr, Stone Counter, Shower, Laundry, Built-Ins |
| Guest BR | Large Window w/Custom Blinds, Carpet, Double Closet |
| Heat | 2 Zones Central Heat; Electric Hot Water Individual Tank |
| Kitchen | Granite Counters, Cherry Cabinetry, GE Profile® SS Appliances |
| Laundry | In-Unit Maytag Neptune® Washer & Dryer Included |
| Living RM | Large Window w/Custom Blinds, Cherry Flooring, Dining Area |
| Master BR | Large Window w/Custom Blinds, Carpet, 2 Closets/Dressing Rm |
| Master BA | Private w/Marble Flr, Stone Counter, Tub & Shower, Built-Ins |
| Parking | 1 Deeded, Assigned Under-Ground Garage Parking Space |
| Pets | Allowed; Must Be Registered w/Property Management Office |
| Rent | Currently Leased Thru May 31, 2013 = \$ 2,550.00 Per Month |
| Roof | Rubber Roof New in 2006 |
| Taxes | FY13: \$ 4,454.54 + CPA: \$ 108.20 = \$ 4,562.74 |
| With Res. Exempt: | \$ 2,699.17 + CPA: \$ 108.20 = \$ 2,807.37 (City Assessor) |
| Utilities | Monthly Average Heat, A/C & Electric = \$ 145 (National Grid) |
| Views | Top Floor Sky Views & City Views |
| Water | Public Water & Sewer Included in Condo Fee |

CONDO ASSOCIATION

Residences 196 Total, 33 Rented, 163 Owner-Occupied (83%)

Condo Association \$603,750.00 In Reserve (as of 12.31.12)

Monthly Condo Fee: \$589.00 per month

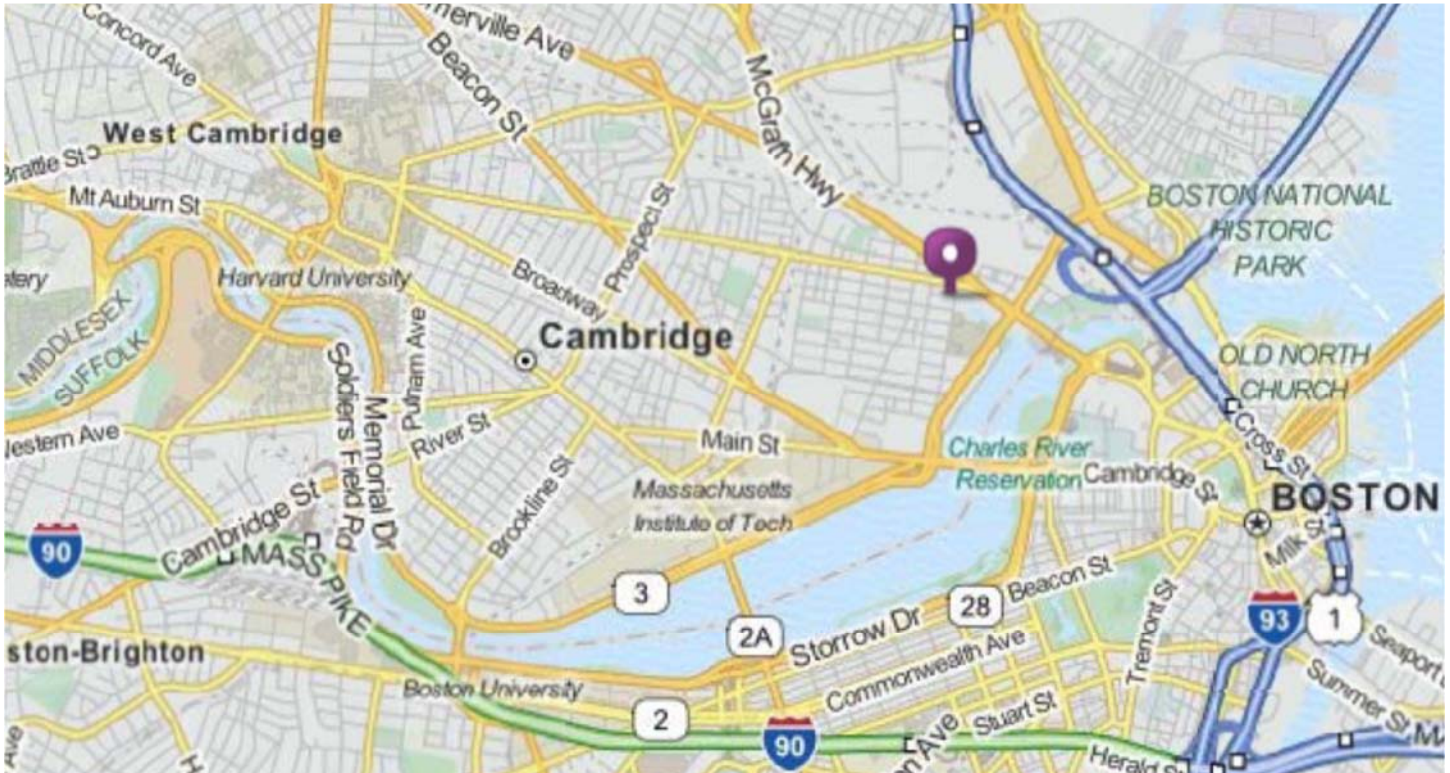
Condo Fee Includes: Barkan Property Management On-Site, 24/7 Concierge, Water, Sewer, Elevator, Landscape, Master Insurance, Refuse/Snow Removal.

Common Areas: Library & Entertainment Room, Exercise Room, Courtyard, Roof Deck, Underground Parking Garage.

Note: \$100 Move-In Fee & 2 Month's Condo Fee Required for Reserves

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

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



Walk Score® 92 “Walker’s Paradise” WalkScore.com

Transit Score® 87 “Excellent Transit” MBTA.com

EZ-Ride Bus: www.ezride.info, serves North Station, Cport, Kendall Square, MIT

MBTA Subway: Green Line (380 ft away), Orange Line (.47 miles); Red Line (.68 miles)

MBTA Bus: Routes 69, 80, 87, 88 Across the Street! (380 ft away)

Nearby Attractions:

- Canal Park, Charles River & North Point Park Recreation Area
- Museum of Science, Charles Hayden Planetarium, Cambridge Multi Cultural Arts Center
- Walk to nearby Shops, Restaurants & Cambridge Side Galleria Mall
- MIT, Technology Park, Kendall Square, Central Square, Harvard, Harvard Square
- Minutes To Boston Waterfront, North End & Charlestown
- TD Bank North Garden (Home of the Boston Celtics & Boston Bruins)

About Cambridge:

Official Website: CambridgeMA.gov

Public Schools: CPSD.us

Chamber: CambridgeChamber.org

Tourism: Cambridge-USA.org