

23 Elm Street #303 Somerville



Offered for \$439,000

1,054 +/- SqFt Living Area
Built in 1987
2 Bedrooms + 2 Full Bath
2 Deeded Garage Parking
Open Living, Dining, Kitchen
Granite Counters, Skylight
In-Unit Washer & Dryer
Individual Heat & Central Air
Delightful Uncovered Balcony



Commuter's Dream!

Harvard Place Condominiums located near the Somerville/Cambridge line are truly a commuter's dream within walking distance to the Porter Square MBTA Red Line and restaurants, shops, groceries, gyms, yoga studios, schools, parks and MBTA buses. Pick up your favorite java right across the street on your way to the T!

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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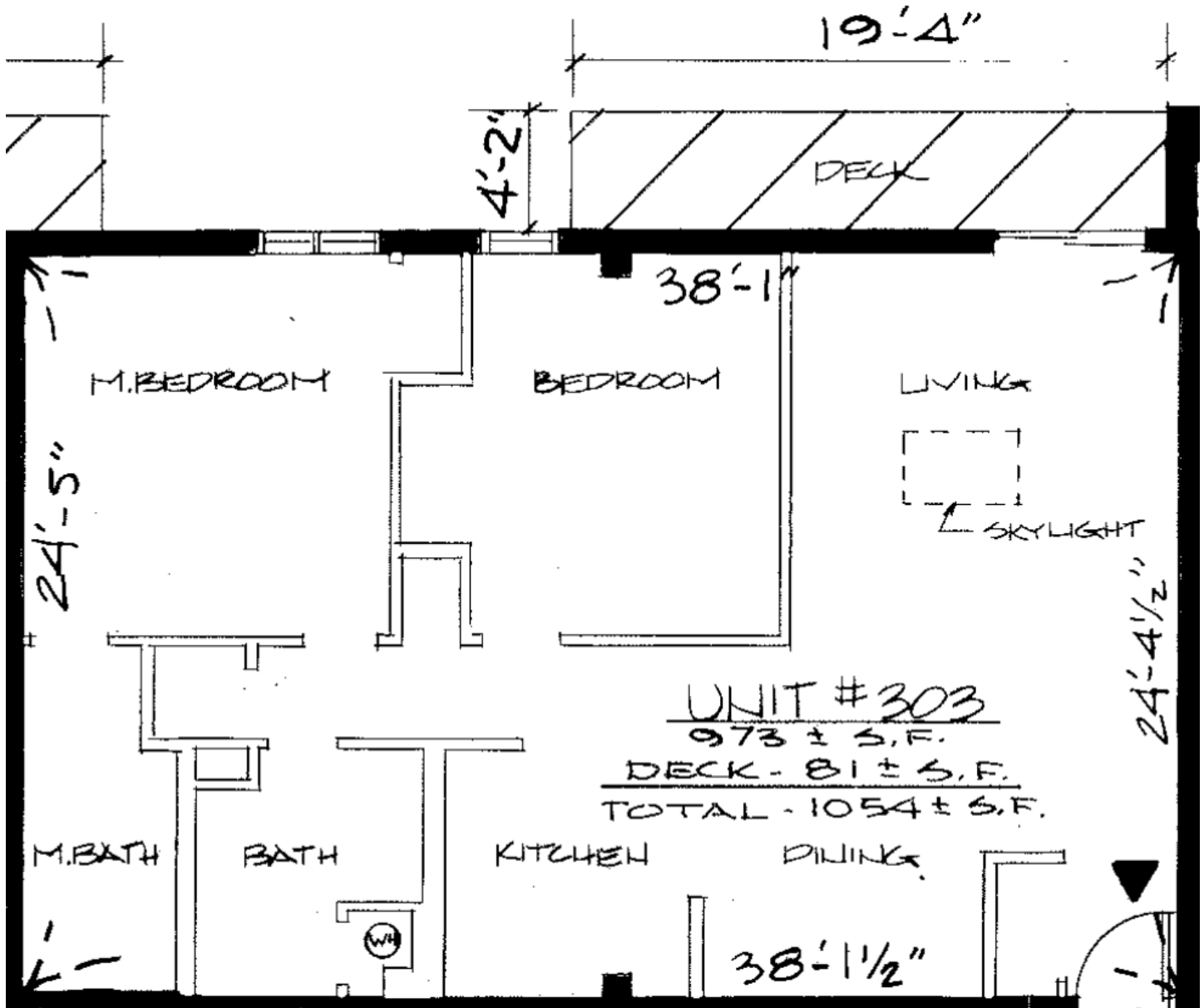


Shops, Restaurants & Subway



Conway Park Sports Complex

Floor Plan Source: Middlesex
South Registry of Deeds



23 Elm Street #303 Somerville



Access	Front Lobby w/Elevator, Intercom System, Handicap Accessible
Age	Built in 1987 (City Record)
Area	1,054 +/- SqFt Living Area (Master Deed), Located on Top Floor
Beds/Baths	2 Bedrooms, 2 Full Bathrooms
Elevator	Elevator Access from Front Lobby to the Residence
Flooring	Wall-to-Wall Carpet, Tile (Kitchen & Bathrooms)
Foyer	Double Coat Closet in Foyer Entry
Guest Bath	Full Size w/Shower & Tub, Tile Floor, Newer Vanity & Built-In
Guest Bed	Large Window, Carpet, Large Closet, Built-In Bookshelves
Heat & A/C	FHA Heat & A/C (Gas & Electric), Hot Water Tank (Electric)
Kitchen	Granite Counters, Tile Floor, Recessed & Pendant Lights
Laundry	In-Unit Washer & Dryer Included (Electric)
Living Rm	Skylight, Sliders to Balcony, Carpet, Built-In Bookshelves
Master Bed	Large Window, Carpet, Double Closet, En-Suite Bath
Master Bath	En-Suite w/Shower & Tub, Tile Floor, Newer Vanity, Built-In
Parking	2 Deeded, Assigned Garage Parking Spaces (Street Level)
Pets	1 Household Pet Per Unit (See Master Deed Restrictions)
Rent	Leased Thru August, 31, 2013 (\$ 2,700 Per Month)
Roof	Rubber Roof
Storage	Additional Small Storage Area in Garage (Deeded)
Taxes Without Residential Exemption FY13	= \$ 4,619.16 (Per City Treasury)
With Residential Exemption FY13	= \$ 2,731.09 (Per City Treasury)
Utilities	Electric & Gas
Views	Sky Views on Top Floor, Skylight in Living Room
Water	Public Water & Sewer Included in Monthly Condo Fee

See MLS # 71540613 for more details

CONDO ASSOCIATION

Owner-Occupancy Approx. 20 out of 27 Owner Occupied

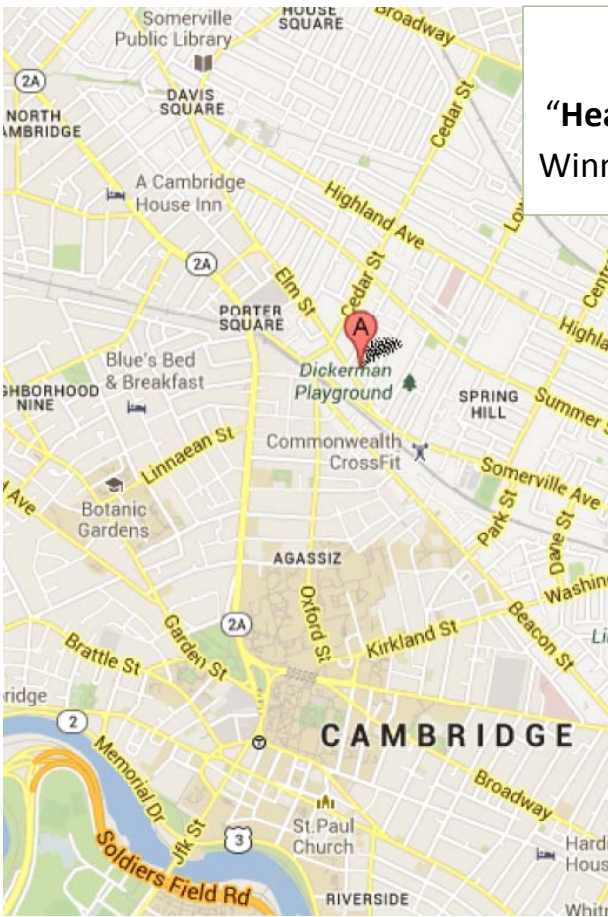
Association Reserve Approx. \$108,000 in Reserve

Monthly Condo Fee: \$ 297.00 per month

Condo Fee Includes: Water, Sewer, Elevator, Landscape, Master Insurance, Exterior Maintenance, Refuse & Snow Removal, Off-Site Management (Sarkis)

Welcome to Somerville

“Healthiest City in Massachusetts” by MA Health Council, 2010
Winner “All America City” Award by National Civic League, 2009



Walk Score® 89 “Very Walkable”

Transit Score® 74 “Excellent Transit”

Score Details: www.WalkScore.com

Routes & Schedules: www.MBTA.com

MBTA Subway: Porter Square Red Line, Fitchburg/South Acton Commuter Rail (.25 mi)

MBTA Stations: Porter Square (.25 mi), Davis Square (1 mi), Harvard Square (1.29 mi)

MBTA Bus: Routes 87 & 83 (Right out front!) Routes 77 & 96 (.25 mi)

Nearby Attractions:

- Walk to shops & restaurants in Porter Square & Davis, Union, Harvard Squares
- Grocery stores nearby: Star Market (Porter Square) & Market Basket (Union Square)
- Recreation nearby: Conway Park Indoor & Outdoor Sports Complex
- Minuteman Bike Path is nearby for walking, jogging, biking (extension planned)
- Minutes to downtown Boston, Waterfront, North End & Charlestown
- Major Route 93 (1.4 mi) and Boston Logan Airport (5.3 mi)

About Somerville:

Official Website: SomervilleMA.gov

Public Schools: SomervilleK12.ma.us

Chamber: SomervilleChamber.org

Recreation: SomervilleREC.com