



240 Brattle Street #1 Cambridge

Offered for \$292,000

686 +/- SqFt Living Area
Classic Harlow-Style Building
Garden Level Condominium
Open Living, Dining, Kitchen
1 Bedroom, 1 Full Bath
High Ceilings, Recessed Light
Kitchen Island w/Seating
Stainless Steel Appliances
NEW Flooring Just Installed!



“The Larches” On Brattle

Serenity and beauty surround this Condominium in a classic Harlow-style building located in the Strawberry Hill neighborhood of Cambridge. Stroll picturesque Brattle Street to the Charles River and Harvard Square and to the nearby shops and restaurants of Huron Village. Outdoor recreation for biking, walking, running, dog park, golf, ball field, playground and tennis at Fresh Pond just two blocks away!

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Exclusive Listing by:

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CambridgeAgents.com

RE/MAX® DESTINY

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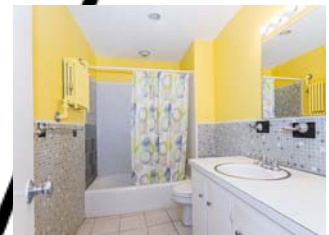
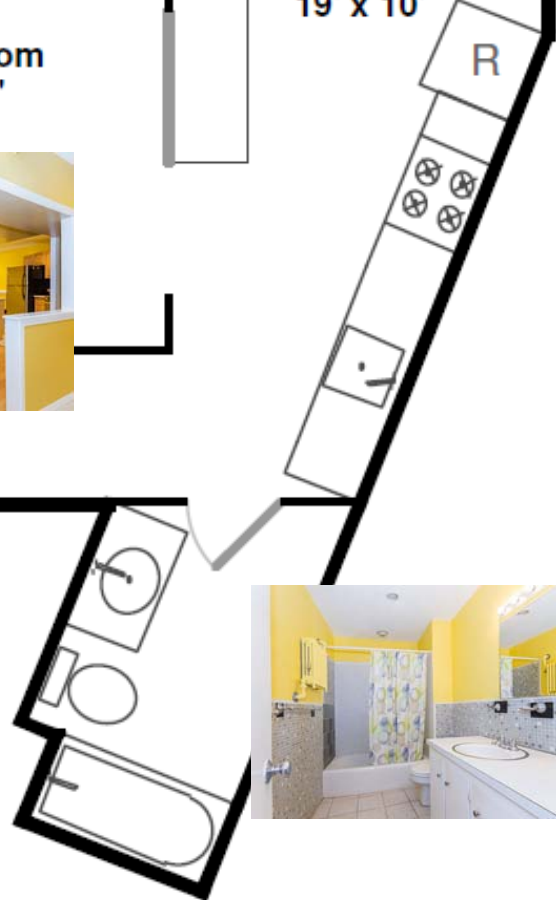
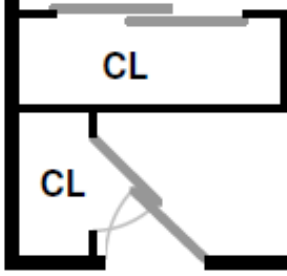
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Bedroom
12' x 12'

Living Room
15' x 13'

Kitchen
19' x 10'



Source: Floor Plan by Vis-Home. Room dimensions provided as a courtesy and may not be exact.

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Access	Building Key Entry In Front & Back, Intercom System
Age	Built in 1900 (Per City Assessor Record)
Area	686 +/- SqFt Living Area (Master Deed), Garden Level
Bathroom	Large Full Bath w/Shower & Tub, Ceramic Tile, Built-Ins
Bedroom	Double Closet, Window, Heat, NEW Wood Flooring
Flooring	NEW Engineered Hardwood, Tile (Kitchen & Bath)
Foyer	Coat Closet in Foyer
Heat	Steam by Oil, Included in Condo Fee (Boiler New '06)
Hot Water	Included in Condo Fee
Kitchen	Eat-In, Maple Cabinetry, Tile Floor, Recessed Light
Island	Kitchen Island w/Seating, NEW Granite Counter Top
Laundry	Shared Coin-Op Laundry Room
Parking	On Street With Cambridge Residential Parking Permit
Pets	Pets OK With Restrictions, Trustee Approval Required
Roof	Rubber Roof
SS Appl.	Gas Range/Oven, Refrigerator('07), Dishwasher('06), Disposal, Built-In Microwave
Taxes	W/O Res. Exempt FY13 \$ 2,290.49 (Per City Assessor)
Water	Public Water & Sewer Included in Monthly Condo Fee
Windows	Double-Pane Windows (Newly Installed 2007)

See MLS # 71556792 for more details

CONDOMINIUM ASSOCIATION of 240 Brattle Street

Owner-Occupancy	15 out of 18 Units Owner-Occupied
Monthly Condo Fee:	\$ 272.00 per month
<u>Condo Fee Includes:</u>	Heat (Boiler New '06), Hot Water, Water, Sewer, Master Insurance, Exterior Maintenance, Landscape, Refuse and Snow Removal, Off-Site Professional Management

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

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



Walk Score® 71 “Very Walkable”

Score Details: www.WalkScore.com

Transit Score® 51 “Good Transit”

Routes & Schedules: www.MBTA.com

MBTA Subway: Harvard Square Red Line (.25 mi), Alewife Red Line (1.29 mi)

MBTA Buses: #71, 72, 73, 75 within one block on Mt. Auburn Street and Aberdeen Avenue

Nearby Attractions & Amenities:

- Walk to nearby shops and restaurants in Huron Village and Harvard Square
- Grocery Stores: Star Market (Mt. Auburn Street), Whole Foods (Fresh Pond)
- Recreation: Walk, Bike, Run, Dog Park, Playground, Tennis, Golf at Fresh Pond (2 Blocks)
- Access to Major Routes: Memorial & Storrow Drive, Rte. 2, 16, 90 (Mass Pike), 93
- Gardens of Mt. Auburn Cemetery (A National Landmark)
- Retail Stores: Trader Joe’s, CVS, TJ Maxx, Staples, Target, Home Depot, Best Buy

About Cambridge:

Official Website: CambridgeMA.gov

Public Schools: CPSD.us

Chamber: CambridgeChamber.org

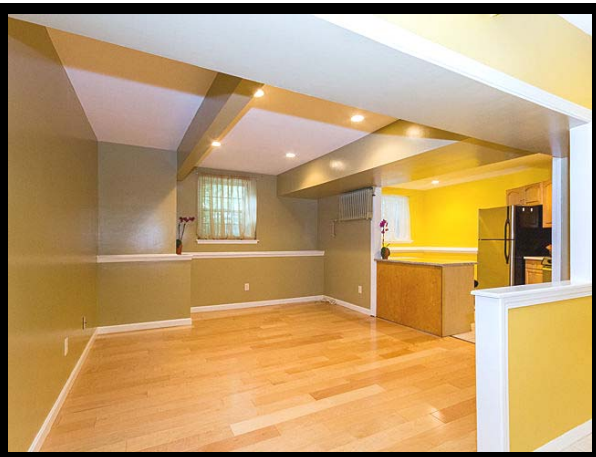
Tourism: Cambridge-USA.org

Updates: *Before & After*

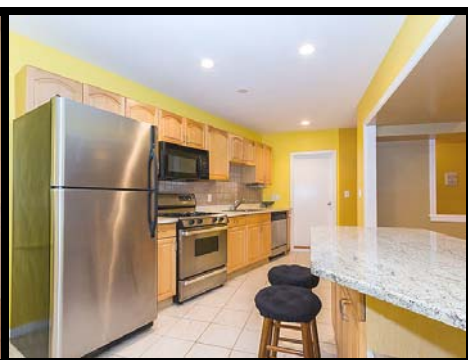
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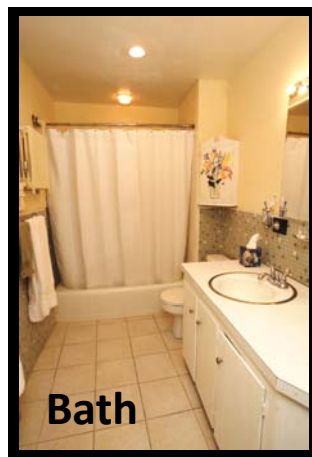
Living Room



Kitchen



Bedroom



Bath



Finishing Touches Pending

The following finishing touches will be completed by the Seller prior to Closing:

1. Wood flooring in bedroom closet
2. Light fixture in hallway and bathroom
3. Carpet replacement in lower level hallway