



Albion Abode

Renovated in 2005 this raised first floor Condo provides a charming blend of natural woodwork, abundant natural light, modern kitchen and modern full bath with a freshly painted interior ready for your artwork!

The spacious foyer with deep coat closet leads to a generous living area with high ceilings and hardwood flooring throughout. Modern kitchen includes stainless appliances, brand new dishwasher, frosted glass cabinetry with interior and under-cabinet lighting. Washer and dryer (new in 2014) are included in laundry area off the kitchen. Updated full bath with ceramic tile floor, extra storage and new sconce lighting.

Enjoy fresh air breezes on the covered porches in front and back. Park easily in assigned space (not tandem) in paved driveway accessed via Albion Court and steps from covered back porch. Located half a block from Albion Park and a few blocks from the Bike Path and new Green Line T Station coming to Lowell Street - you really can "park and ride"!

128 Albion Street #1

Somerville, MA 02144

Condo Conversion in 2005

Living Area 1,030 +/- sf

Large Foyer w/Deep Coat Closet

2 Bedrooms + 1 Full Bath

Kitchen w/SS Appliances

In-Unit Laundry Included

High Ceilings & Abundant Light

Hardwood Floors Throughout

1 Off-Street Parking Space

Covered Porches in Front & Back

Generous Extra Storage (Basement)

Property Video on YouTube:

[youtube.com/tamelaroche](https://www.youtube.com/tamelaroche)


TAMELA ROCHE
www.tamelaroche.com



Exclusive Listing by Tamela Roche, RE/MAX Destiny
907 Massachusetts Avenue, Cambridge MA 02139

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Access	Front Foyer (7' x 10') w/Coat Closet, Rear Entrance via Covered Back Porch (Steps from Parking)	
Living	Living Room (13' x 12')	Hardwood Floor, 3 Windows w/Abundant Natural Light, Ceiling Fan
Dining	Dining Room (13' x 13')	Hardwood Floor, 3 Windows w/Abundant Natural Light, Custom Light
Kitchen (11' x 12')	Renovated 2005 w/Stainless Steel Appliances, Glass Cabinetry w/Interior & Under-Cabinet Lighting, Kitchen-Aide Refrigerator (Age Unknown), In-Sinkerator Disposal (New 2005), Laminate Countertops, Samsung Gas Range (New 2017) w/Vent Hood, Frigidaire Dishwasher (New 2020)	
Bathroom	Full Bath w/Ceramic Tile Floor, Tub & Shower, Sink w/Vanity & Mirror, 2 Cabinets, Glazed Window	
Bedrooms	BR #1 (11' x 12')	Hardwood Floor, Closet, 2 Windows w/Tree Views
	BR #2 (10' x 11')	Hardwood Floor, Closet, 2 Windows w/Tree Views
Electric	100 Amp Circuit Breakers	
Exterior	Wood Shingle Siding, Rubber Roof (New 2005), Gutters, Flower Beds in Front & Back	

Refer to the MLS Listing for more details.



Heat	Forced Hot Water (Steam Radiators) by Gas - Est. New 2003
Hot Water	Hot Water by Gas (Tank) - Est. New 2013
Laundry	Maytag Washer & Dryer (Electric) - New 2014 - Included in Laundry Room off Kitchen
Lighting	Recessed Light (Kitchen), New Sconce Light (Bath), Ceiling Lights, Common Hallway & Exterior Lights
Parking	1 Exclusive-Use Assigned Parking Space in Paved Driveway - Steps from Covered Back Porch
Pets	As Per Master Deed: 1 Dog or 1 Cat Allowed w/Written Approval from Trustees
Porches	Covered Front Porch (Updated 2010); Covered Back Porch (Updated 2005)
Storage	Exclusive-Use Storage Area in Unfinished Basement w/Interior Access & Walk-Out
Taxes FY20	\$ <u>5,858.25</u> - Without CPA (\$72.74) & Without Residential Exemption (Savings Up to \$3,269.00)
Windows	Double-Hung Wood Windows (<i>Functional but some may need repairs/replacement</i>) w/Storm Panels



Condo Fee:	Monthly Fee \$ 180 Includes: Water, Sewer, Master Insurance
Owner Occupancy:	100 % (3 Units Owner-Occupied) Percentage of Ownership Interest = 33.4%
Special Assessment:	\$2,250 for Exterior Cosmetic Work in Process - Seller Will Pay Prior to Closing Completed!