

155 Brookline Street #11 Cambridge

SOLD! \$900,000
Days To Offer = 6



Offered for \$799,000

Loft-Style Townhome
1,987 +/- SqFt Living Area
3 Bedrooms, 2.5 Bath
Eat-in-Kitchen w/Granite
Wood-Burning Fireplace
Central A/C, Hardwood Floors
Full-Size In-Unit Laundry
Roof Deck w/Panoramic Views
Gated Shared Courtyard
Gated Carport Parking (Heated)



Lofty Abode

From the delightful courtyard entrance to the rooftop deck with panoramic views, light and space abounds to live, study, play and entertain with ease. Modern amenities throughout this loft-style townhome with a flexible floor plan will complement many lifestyles.

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

617.245.4072

155

Brookline Street #11, Cambridge



Age	Originally Built in 1900, Condo Conversion 1999
Area	1,987 +/- SqFt Living Per City Record
Beds	3 Bedrooms w/Closets, Heat, Windows, Hardwood Floors
Baths	1 Half + 2 Full Bath w/Updated Fixtures, Sinks & Flooring
Blinds	Custom Window Blinds Throughout
Ceilings	Exposed Beams, Height = 13 ft (1 st Floor), 10+ ft (2 nd Floor)
Entry	Gated Garage Entrance, Gated Courtyard in Front
Flooring	Hardwood Throughout, Ceramic & Slate Tile In Bathrooms
Garage	Private Heated Carport Parking, Shared Bike Storage
Heat & A/C	Central Heat & A/C System, Forced Air by Gas (1 Zone)
Kitchen	Granite Counters, Island, Gas Range, SS Appl. (Bosch/Jenn-Air)
Laundry	Full-Sized Washer & Dryer (Electric) by Bosch Included
Living RM	Wood-Burning Fireplace, Exposed Beams, Hardwood Floor
Master Bath	Whirlpool Tub, Shower, Updated Fixtures, Sink, Slate Floor
Media RM	Surround-Sound Wiring, 2 Built-In Speakers, Hardwood Floor
Pets	Pets OK w/Restrictions, See Pet Policy (per Master Deed)
Roof Deck	Exclusive-Use Roof Deck w/Panoramic City Views
Storage	Generous Extra Storage on 1 st & 2 nd Floors
Study	Study w/Built-In Storage Overlooks Roof Deck
Taxes FY13	With Res. Exempt: \$ 3,677.21 + CPA: \$ 138.58 = \$ 3,815.79 Without Res. Exempt: \$ 5,485.24 + CPA: \$ 138.58 = \$ 5,623.82
Utilities	Monthly Average Gas & Electric = \$ 125 (NStar)
Yard	Fenced-In Courtyard (Shared)
<u>XTRA'S:</u>	Refrigerator Includes Ice-Maker & Water Filter Water Filtration in Kitchen Tap; Armoire Included (2 nd Floor)
Condo Fee	\$ 486.02 Monthly
Includes:	Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow & Refuse Removal, Garden Area
Association	85% Owner-Occupied, Reserves \$113,920.66 (As of 4.22.13)
Managed	Premier Property Solutions, LLC

See MLS# 71513878 for more details.

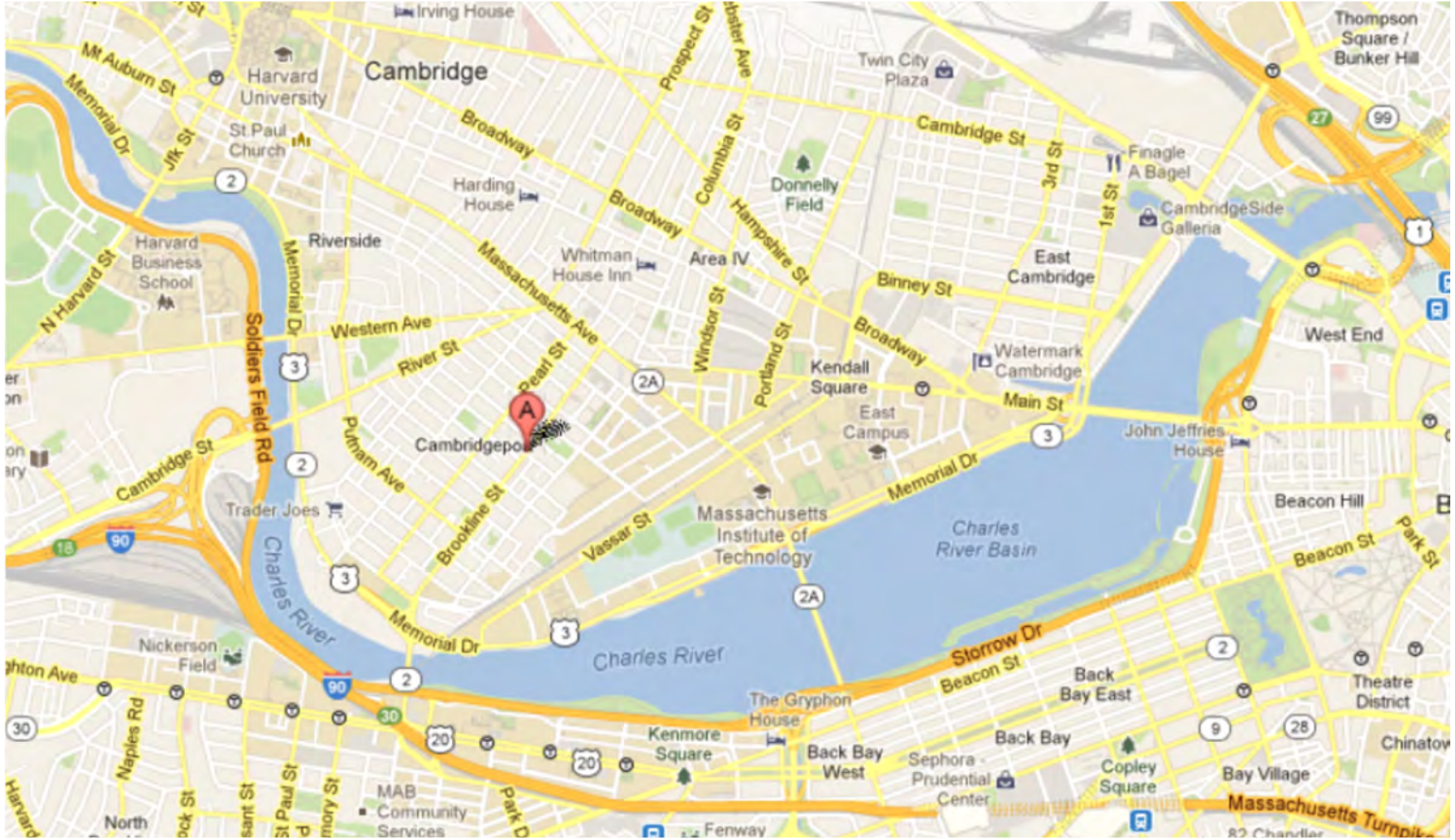
tamela Roche.com

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

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



Walk Score® = 88 “Very Walkable” WalkScore.com

Transit Score® = 72 “Excellent Transit”

EZ-Ride Bus 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 (Sidney St), 70A, 1, CT1, 91, 83, CT2

Nearby Parks & Attractions:

- Dana Park, Pacific Street Park, David Nunes Park, Fulmore Park, Hastings Square, Charles River
- Walking distance to Shops & Restaurants in Harvard, Central & Kendall 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

Public Schools: CPSD.us

Chamber: CambridgeChamber.org

Tourism: Cambridge-USA.org

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