



# 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:*

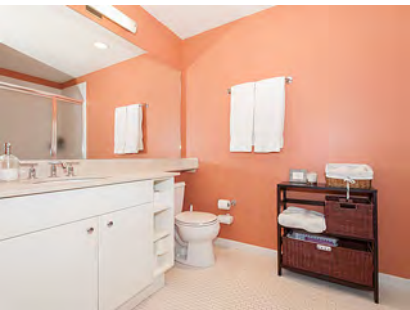
Tamela Roche, Realtor® RE/MAX Destiny 907 Massachusetts Avenue, Cambridge MA 02139

[tamelaroche.com](http://tamelaroche.com)

**RE/MAX** DESTINY

617.245.4072

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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.

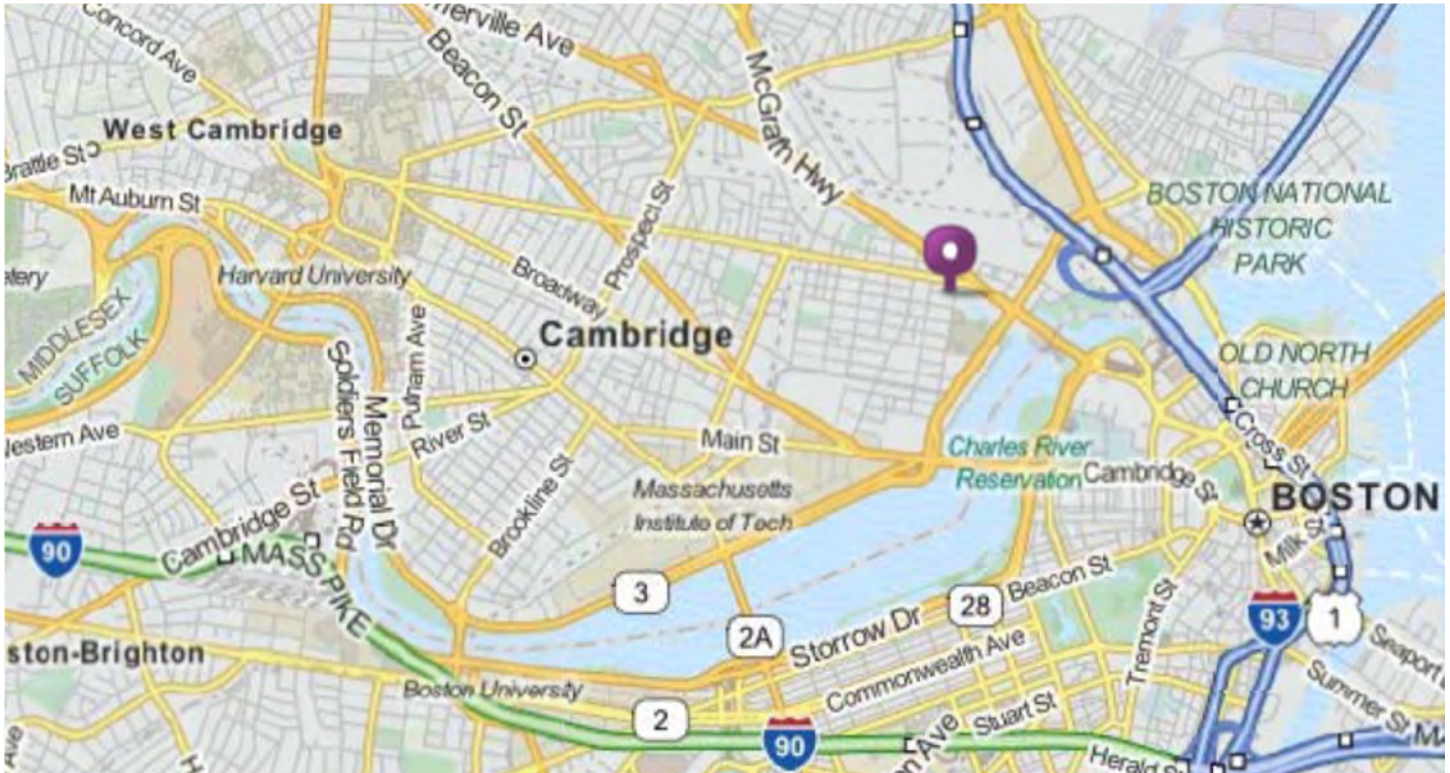
Common Areas: Library & Entertainment Room, Exercise Room, Courtyard, Roof Deck, Underground Parking Garage.

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

tamelaroche.com

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

Ranked #1 in March 2012 by Prevention Magazine [www.Prevention.com](http://www.Prevention.com)



**Walk Score® 92 “Walker’s Paradise”** [WalkScore.com](http://WalkScore.com)

**Transit Score® 87 “Excellent Transit”** [MBTA.com](http://MBTA.com)

EZ-Ride Bus [www.ezride.info](http://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](http://CambridgeMA.gov)

**Public Schools:** [CPSD.us](http://CPSD.us)

**Chamber:** [CambridgeChamber.org](http://CambridgeChamber.org)

**Tourism:** [Cambridge-USA.org](http://Cambridge-USA.org)