

## Treetop Oasis

Two level Condominium located in East Cambridge is ready for you to move in!

Entertain with ease in the open living, dining and kitchen. Treetop balcony nestled in lush greenery provides delightful view of Hurley Street Park community garden across the street. Natural light beams from skylights in each bedroom on the top level. In-unit laundry, window air-conditioner, and extra storage are included. Many updates completed since 1999 (see more details enclosed).

Convenient to Kendall Square, MIT, Harvard, BU and many shops, parks and restaurants nearby. Close to Charles River, Lechmere T (green line), Kendall T (red line), Charlestown, Navy Yard, Museum of Science, major routes and downtown Boston.

263 Hurley Street #2  
Cambridge, MA 02141

*Offered for \$579,000*  
Living Area 874 +/- sf  
2 Living Levels  
2 Bedrooms + 1 Full Bath  
Open Living, Dining & Kitchen  
In-Unit Laundry & Extra Storage  
Across from Hurley Street Park  
Treetop Balcony with Park Views



**TAMELA ROCHE**

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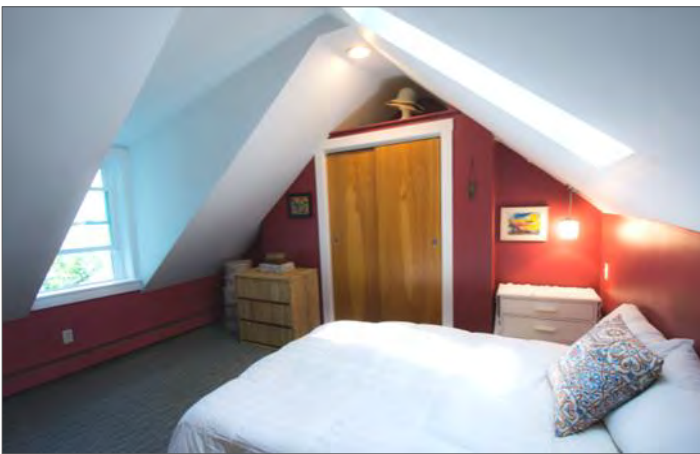
[www.tamelarochere.com](http://www.tamelarochere.com)



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

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Kitchen	Natural Maple Cabinets, Refrigerator & Freezer, Built-in Microwave, Dishwasher Gas Range w/Exterior Ventilation
Balcony	Treetop Balcony (New 2002)
Bedrooms	2 Bedrooms on Second Level w/Closets, Carpeting, Heat (Baseboard), Windows & Skylights
Bathroom	Full Bath on First Level w/Tub & Shower, Custom Vanity, Heat (Baseboard), Ceramic Tile & Window
Exterior	Hardy Plank Siding (Newly Installed 2014)
Flooring	Wall-to-Wall Carpet Throughout, Hardwood (Stairs), Vinyl (Kitchen), Ceramic Tile (Bath)
Heat	Forced Hot Water Baseboard Heat by Gas (Newly Installed 1999)
Hot Water	Hot Water by Gas (Newly Installed 2017)
Insulation	Walls & Roof Insulated (1999)
Laundry	In-Unit Washer & Dryer Included (Electric Washer 2012, Gas Dryer 1999)
Pets	Pet-Friendly Condo Association (See Restrictions in Master Deed)
Roof	Asphalt Fiberglass Shingles (Newly Installed 2006)
Taxes FY18	<u>\$285.05</u> with Residential Exemption <u>\$2,417.25</u> without Residential Exemption
Windows	Living Room (New 2002), Bath & Back Bedroom (New 2018), All Others & Skylights (New 1999)



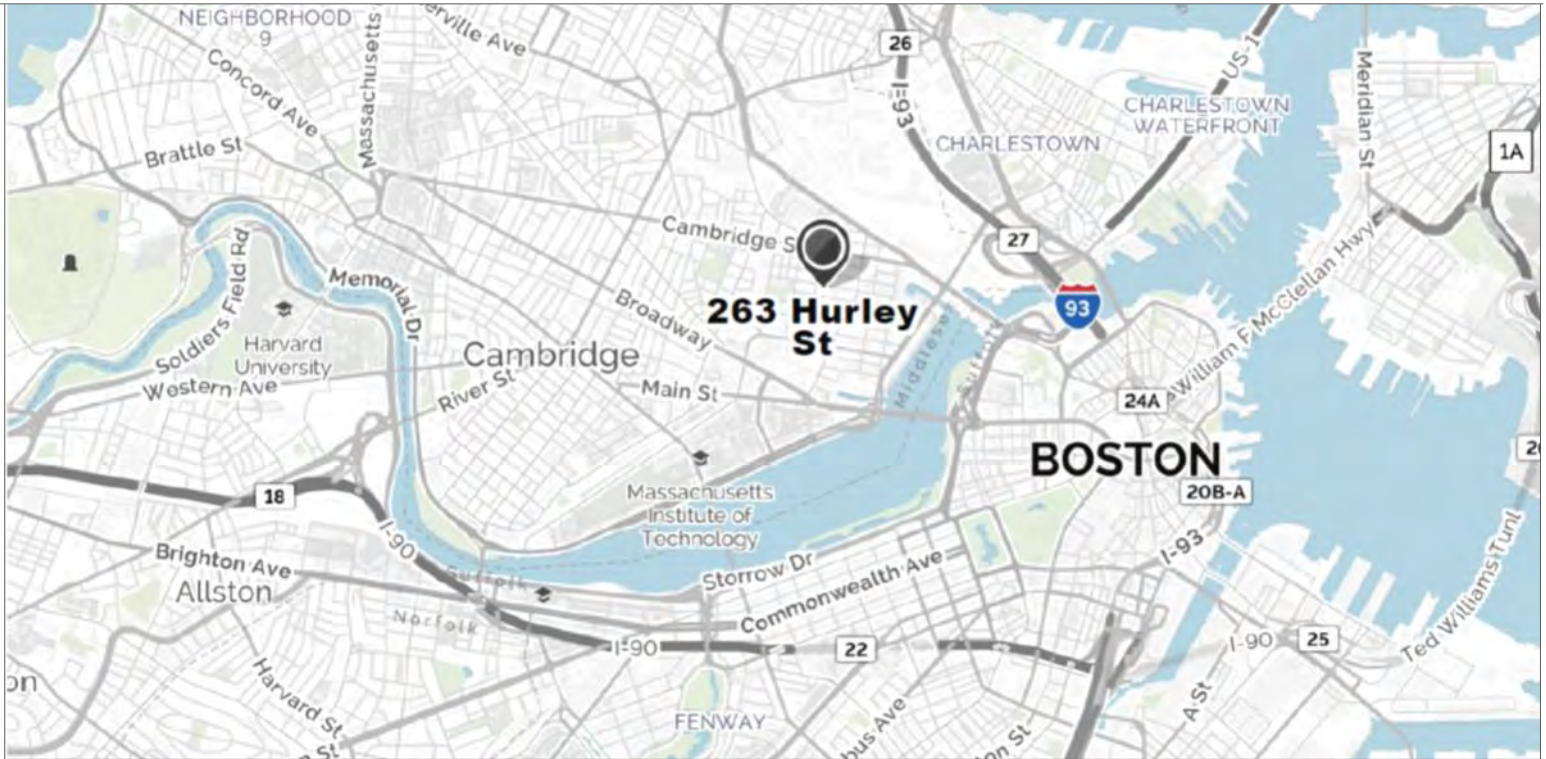
Condo Association	<ul style="list-style-type: none"> <li>• 100% Owner Occupancy (3 Units Total)</li> <li>• <u>\$158.63</u> Monthly Fee Includes Water, Sewer and Master Insurance.</li> <li>• No Current or Planned Special Assessments. Approx. \$5,300 in Reserves as of 6/30/18.</li> </ul>
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Refer to the MLS Listing and all documents attached for more details.

# Welcome to East Cambridge



- Nearby Squares:** Kendall (.7 mi), Inman (1.1 mi), Union (1.2 mi), Central (1.7 mi), Harvard (2.2 mi)
- MBTA Subway:** Lechmere Green Line T Station (.4 mi), Kendall Red Line T Station (.7 mi)
- MBTA Buses:** Routes # 64, 68, 69, 80, 85, 87, CT2
- Ride Sharing:** ZipCar, RelayRides, Hertz On Demand, Hubway (5 locations within .5 mi)



## Nearby Parks & Attractions

- Hurley Street Park includes a community garden, playground, waterplay and swings. Dedicated to James J. Hurley, Sgt. United States Army WWI, born February 13, 1897 and killed in action September 19, 1918 at Liamont Woods, France.
- Other parks nearby: Ahern Park, Costa Lopez Taylor Park, Canal Park (includes canoe and kayak rentals), NorthPoint Park
- Close to Charles River, CambridgeSide Galleria, Kendall Sq. Theater, Museum of Science
- Convenient to MIT, Harvard, BU, Charlestown, Navy Yard, Downtown Boston
- Minutes to major routes #2, 90, 93, 128/95, Memorial Drive & Storrow Drive

## About Cambridge

<b>City Website:</b>	CambridgeMA.gov	<b>Public Schools:</b>	CPSD.us
<b>State Website:</b>	MASS.gov	<b>County:</b>	Middlesex
<b>Chamber:</b>	CambridgeChamber.org	<b>Tourism:</b>	Cambridge-USA.org
<b>FY '18 Tax Rate:</b>	Residential = 6.29% (Per \$1,000)	<b>Res. Exemption:</b>	Estimated Savings \$2,132.00