

27-29 Kinnaird Street # 4 Cambridge

Riverside Gem! Condominium Townhome in coveted Riverside neighborhood of Cambridge beams with natural light on three living levels and feels like a single family home.

Relax by wood fireplace in the open Living and Dining room with glass doors to balcony overlooking the garden. Bright kitchen boasts stainless steel appliances, walk-in pantry and custom built walnut breakfast bar. Customize to fit your lifestyle with 2 Bedrooms and Study/Den or with 3 Bedrooms as currently enjoyed. Complete your wish list with two full baths, high ceilings, central a/c, skylights, hardwood floors, spacious lower level for laundry and extra storage and one exclusive parking space in the attached garage.

Located midway between Central Square and Charles River with nearby parks, shops, restaurants, Central Square T, bus routes, Harvard, MIT and minutes from downtown Boston.

Built 1987 in 6-Unit Association
 1,224 +/- sf Living Area
 1,825 +/- sf Total Area
 Open Living, Dining, Kitchen
 2 BR + Study + 2 Full Bath
 3 Living Levels + Lower Level
 2 Balconies Overlooking Garden
 Wood-Burning Fireplace
 Oak Hardwood Floors & Skylights
 Forced Air Central Heat & A/C
 Private Brick Patio & Garden
 One Exclusive Garage Parking
Offered for \$ 899,000

www.tamelaroche.com




Exclusive Listing by Tamela Roche, Realtor®
 907 Massachusetts Ave, Cambridge MA 02139

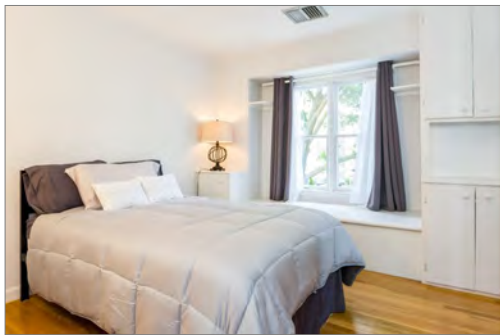
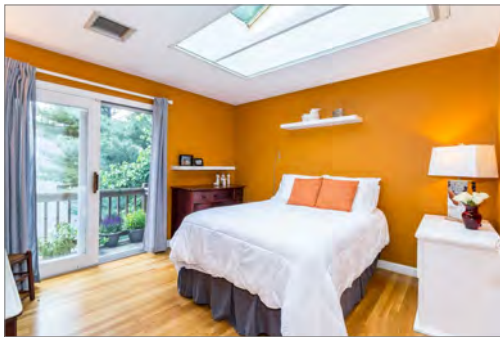
RE/MAX DESTINY



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TAMELA ROCHE
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Age	Originally Built in 1987
Area	Living Area = <u>1,224</u> +/- sf Total Area = <u>1,825</u> +/- sf
Association	6-Unit Association is 100% Owner Occupied (Per Association)
Bedrooms	2 Bedrooms (3rd Floor) + 1 Study/Den (1st Floor)
Bathrooms	2 Full Bath (1st & 3rd Floors)
Cooling	Central Air-Conditioning (3 Levels)
Condo Fee	\$ <u>336</u> Monthly (Water, Sewer, Master Ins., Ext. Maint., Snow)
Decks	2 Deck/Balconies: 2nd Flr (Living Room) & 3rd Flr (Bedroom)
Electric	100 Amp Circuit Breakers
Exterior	Wood Clapboards (Re-stained 2016)
Fireplace	Wood-Burning w/ Brick Façade in Living Room
Flooring	Oak Hardwood, Laminate (Foyer), Tile (Bath), Carpet (Stairs)
Foyer	Private Entrance w/Coat Closet & Interior Garage Access
Garage	Attached w/ Automatic Door Opener (Exclusive Use)
Garden	Private, Partially Fenced-In w/ Brick Patio (Exclusive Use)
Heat	Forced Air (Gas) + Hot Water Heater Tank (Gas)
Kitchen	Custom Breakfast Bar (2016), SS Appliances, Walk-in Pantry
Laundry	Electric Hook-ups in Lower Level (Newly Installed 2014)
Light	Recessed Lighting + Skylights (3rd Floor Bedroom & Stairway)
Living RM	Oak Hardwood, Recessed Light, Balcony Overlooking Garden
Pets	See Master Deed for Pet Policy Restrictions
Parking	One Parking Space in Attached Garage (Exclusive Use)
Roof	Asphalt Shingles
Storage	Ample Closets Throughout + Built-Ins + Lower Level
Taxes FY17	With Residential Exemption: \$ <u>4,716.28</u> (per tax bill) Without Residential Exemption: \$ <u>6,823.24</u> (per tax bill)
Updates	Refer to "List of Improvements 2014-2017"
Utilities	2016 Monthly Ave: Gas = \$ <u>52</u> Electric = \$ <u>98</u> (Eversource)
Views	Tree & Sky Views
Water	City/Town Water & Sewer Included In Monthly Condo Fee

See MLS Listing and documents attached for more details and disclosures.



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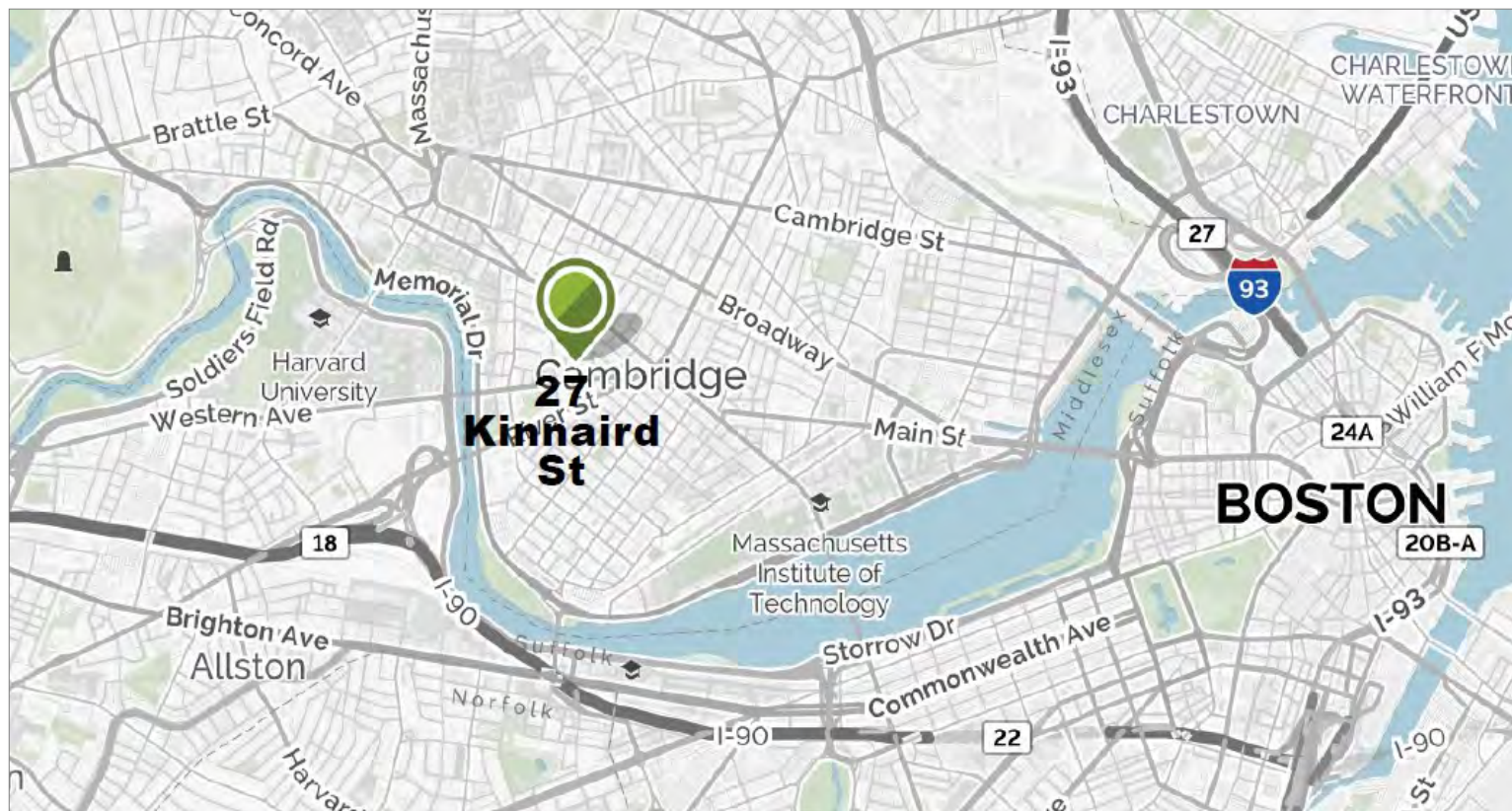


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Welcome to Riverside in Cambridge!

Nearby Squares: Central (.3 miles), Harvard (.9 miles), Inman (.8 miles), Kendall (1.4 miles)
MBTA Subway: Central Square Red Line T Station (approx. .3 miles)
MBTA Buses: Routes # 1, 47, 64, 70, 70a, 83, 91, CT1 (Use "Services Nearby" www.mbta.com)
Ride Sharing: ZipCar, RelayRides, Enterprise



Nearby Parks & Attractions:

- Russell E. Hoyt Field Located on Montague Street & Ballord Place (approx. 6 blocks)
- New Riverside Park Located at corner of Western Ave. & Memorial Drive / Charles River
- Convenient to Shops & Restaurants in Central, Harvard, Inman & Kendall Squares
- Convenient to Harvard, MIT, Boston University and Longwood Medical Area
- Minutes to Fenway Park, Back Bay, Downtown Boston & Major Routes 2, 90, 93, 128/95

About Cambridge:

Official Website:	CambridgeMA.gov	Public Schools:	CPSD.us
Chamber:	CambridgeChamber.org	Tourism:	Cambridge-USA.org
FY '17 Tax Rate:	Residential = 6.49% (Per \$1,000)	Res. Exemption:	Est. Savings \$2,045.59

Watch the WCVB TV episodes on Chronicle called "Anything But Square" aired on May 23, 2017:

<http://www.wcvb.com/article/anything-but-square-central-square/9917517>



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