



# 275 Walden Street #6 Cambridge

**SOLD! \$500,00**  
Days To Offer = 6

Offered for \$ 489,000

- Top Floor Condominium
- 1,195 +/- SqFt Living Area
- 2 Bedrooms Plus Heated Study
- Large Full Bath w/Linen Closet
- Open Living & Dining Room
- Hardwood Floors Throughout
- High Ceilings (Over 8')
- Newer In-Unit Laundry
- Front & Back Covered Porches
- 1 Off-Street Parking



## Tree Top Views

Top level Condo beaming with natural light and tree top views! Two Bedrooms plus large heated Study great for a Home Office or Guest Bedroom. Open Living and Dining Rooms ideal for entertaining with ease, hardwood floors and high ceilings throughout (over 8'). Covered front porch w/screened door off foyer. Watch sunsets from private back porch. New heating system, newer in-unit washer and dryer, wall a/c in Bedrooms and Living Room, ample closet storage and additional private storage in basement. One off-street parking space included. Several parks and bike path nearby - all within walking distance to Huron Village, Porter Square shops and Red Line T.

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:

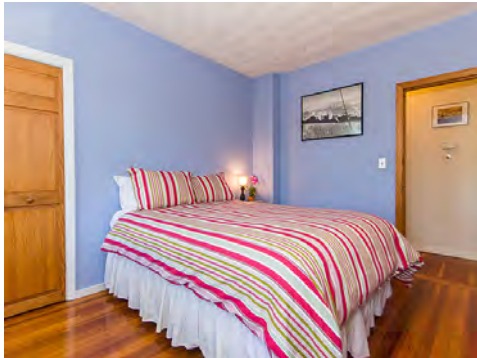
Tamela Roche, Realtor® RE/MAX Destiny 907 Massachusetts Avenue, Cambridge MA 02139

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

**RE/MAX** DESTINY

617.245.4072

# 275 Walden Street #6, Cambridge



<b>Age</b>	Originally Built 1920, Condo Conversion 1977
<b>Area</b>	1,195 +/- SqFt Living (Per City Record & Master Deed)
<b>Bedrooms</b>	2 BR Each w/Closet, Heat, Windows, Hardwood, Wall A/C
<b>Baths</b>	1 Full Bath w/Tile Tub & Shower, Vinyl Floor, Window & Vent
<b>Blinds</b>	Custom Window Blinds Included
<b>Ceilings</b>	High Ceilings Throughout (Over 8 Feet)
<b>Coats</b>	Deep Walk-In Coat Closet w/Shelves in Condo Foyer
<b>Cooling</b>	3 Wall A/C Units (Living Room & Each Bedroom) Included
<b>Dining RM</b>	Open Floor Plan w/Hardwood, Bay Windows
<b>Entry</b>	Main Entry w/Buzzer, Condo Entry w/Foyer & Coat Closet
<b>Floors</b>	Hardwood Throughout, Ceramic Tile In Kitchen, Vinyl in Bath
<b>Heat</b>	New Steam Heat by Oil, 1 Zone w/Programmable Thermostat
<b>Kitchen</b>	Maple Cabinets, Gas Range, Refrig, DW, Microwave, Disposal
<b>Laundry</b>	Full-Sized Electric Washer & Dryer Included (2 Years Old)
<b>Living RM</b>	Open to Dining Room w/Hardwood, Bay Windows, Wall A/C
<b>Parking</b>	1 Parking Space in Off-Street Common Area (Per Rules & Regs)
<b>Pets</b>	Pets OK w/Restrictions (Per Rules & Regs)
<b>Roof</b>	Rubber Roof
<b>Storage</b>	Generous Closets In Unit, Private Storage in Basement (5 x 10)
<b>Study</b>	Home Office or Guest Bed w/Heat, Window, Hardwood Floor
<b>Taxes FY13</b>	With Residential Exemption: \$ 1,207.00 Without Residential Exemption: \$ 3,068.35
<b>Utilities</b>	Monthly Averages: Gas \$ <u>28.94</u> Electric \$ <u>66.74</u> Oil \$ <u>101.99</u>
<b>Water</b>	City Water & Sewer Included in Condo Fee
<b>XTRA'S:</b>	Front Porch w/Screened Door Off Foyer & Private Back Porch New Carpets in Front & Back Hallways (Both Buildings)

## CONDO ASSOCIATION

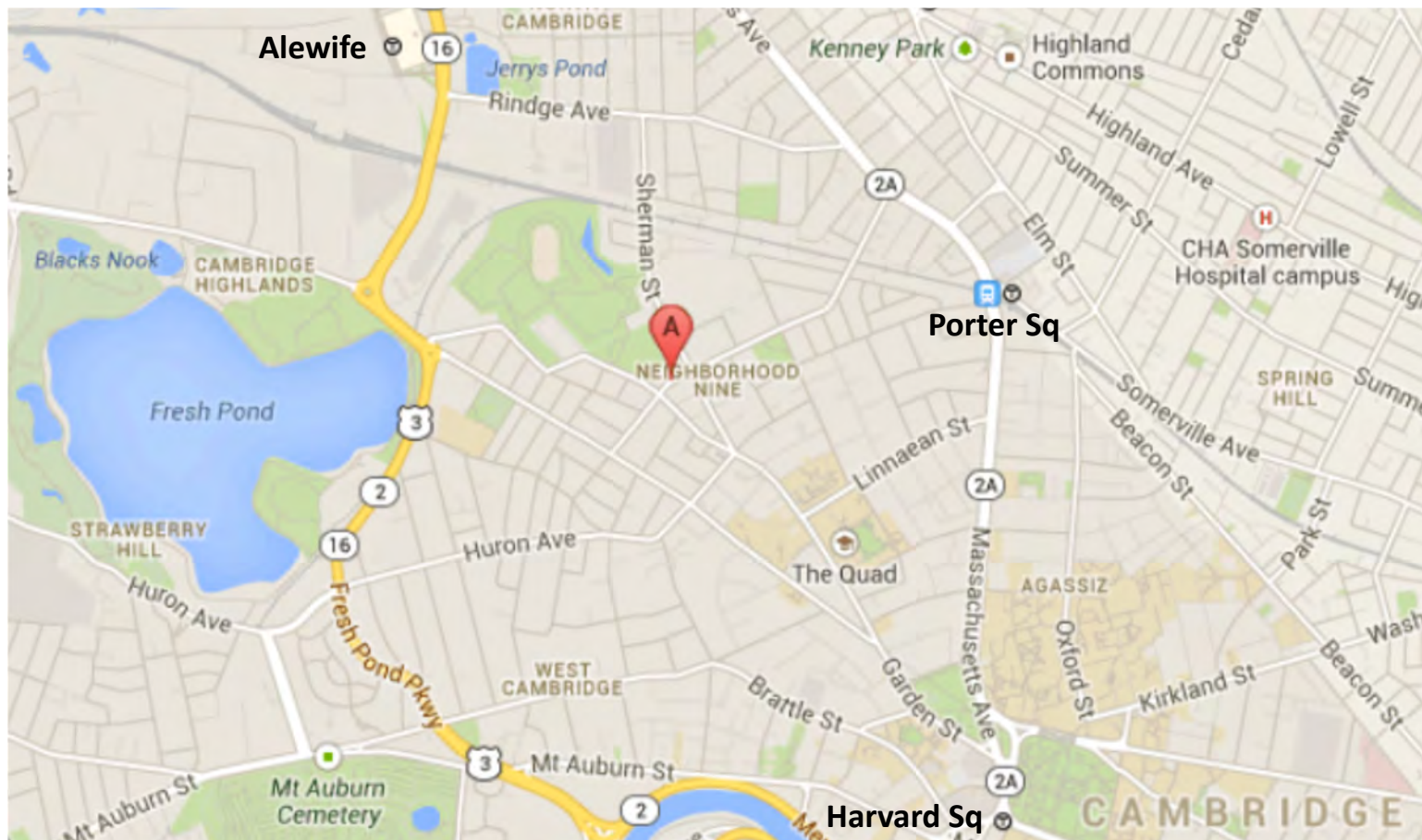
<b>Units:</b>	6 Unit Association (4 Owner-Occupied, 2 Rented)
<b>Condo Fee:</b>	\$ <u>209.00</u> Monthly
<b>Fee Includes:</b>	Water, Sewer, Master Insurance, Landscape of Common Area
<b>Reserves:</b>	\$ <u>15,980.00</u> As of 12/31/2012

See MLS # 71594710 for more details.

tamelaroch.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® = 82 “Very Walkable”** [WalkScore.com](http://WalkScore.com)

**Bike Score® = 82 and Transit Score® = 64**

MBTA Subway: Porter Square Red Line T (Approx. .78 Mi. Walden to Newell to Upland Rd.)  
Short drive to Alewife Red Line T at Rindge Avenue & Rte. 2 (Approx. 1 Mi.)

MBTA Buses: Routes 72, 74, 75, 78 (.2 Mi.) and Routes 77, 83, 96 (.6 Mi.)

## Nearby Parks & Attractions:

- Raymond Park & Corcoran Playground (2 Blocks), Callanan Playground & Field (Tobin School)
- St. Peters Field & Danehy Park, Fresh Pond Reservation (Bike, Walk, Golf, Tennis, Playground)
- Walk to restaurants & shops in Huron Village or on Massachusetts Avenue near Porter Square

## 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)

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