



33 Inman Street #1, Cambridge, MA 02139

Square Central! Live, work and play on a serene tree-lined street in Mid-Cambridge within walking distance to vibrant shops and award-winning dining in Central, Inman, Harvard and Kendall Square.

Two blocks from the Central Square Red Line T on Massachusetts Avenue, enjoy car-free living with “Excellent Transit” or leisurely stroll to several café’s and parks nearby in this “Walker’s Paradise”.

From the gracious Victorian foyer step inside loft-like living with high ceilings, exposed brick and tree views centrally located to walk, ride or bike to four coveted Cambridge squares.

Offered for \$469,000
Condominium in Mid-Cambridge
633 +/- SqFt Living Area
1 Bedroom + Office/Study
Updated Full Bathroom
Light-Filled w/Tree Views
Exposed Brick, Recessed Light
High Ceilings, Hardwood Floors
Vinyl Replacement Windows
Two Blocks to Central Square T

www.33InmanStreet.com



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

RE/MAX DESTINY

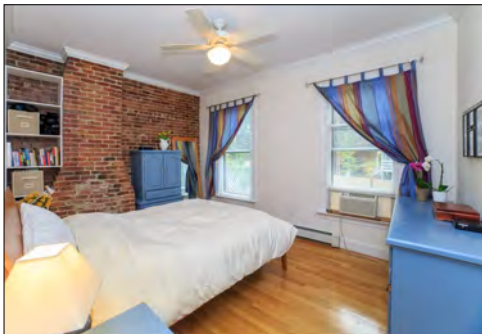


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TAMELA ROCHE
617.245.4072

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Inman Street #1, Cambridge, MA 02139



Age	Originally Built in 1900, Condo Conversion 2005
Area	633 +/- SqFt Living (City Record & Master Deed)
Bedroom	Hardwood Floor, Exposed Brick, Heat, 2 Windows, Ceiling Fan
Bathroom	Updated Full Bathroom w/Shower & Tub, Ceramic Tile, Vent
Ceilings	High Ceilings Throughout, Approximate Height 9' 5"
Electric	100 Amp Circuit Breakers
Exterior	Clapboard, Most Recently Painted in 2013
Flooring	Hardwood Throughout, Ceramic Tile In Kitchen & Bathroom
Foundation	Stone & Brick w/Concrete Floor
Heat	FHW by Gas, Individual Unit & Control
Hot Water	Natural Gas, Included in Condo Fee (3 Years Old)
Kitchen	Dining Area, Ceramic Tile, Exposed Brick, Recessed Light SS Refrigerator (New in 2015), Gas Range (2006), Disposal (2006)
Laundry	Common Washer & Dryer in Basement (Included in Condo Fee)
Living Room	Hardwood Floor, Exposed Brick, Heat, 3 Windows, Ceiling Fan
Office	Hardwood Floor, Exposed Brick, Heat, Window, Double Closet
Pet Policy	2 Household Pets Allowed w/ Restrictions (See Master Deed) <i>(Note: No pets have lived in the unit since 2006)</i>
Roof	Fiberglass / Asphalt Shingles (Age Unknown)
Storage	Additional Private Storage Space in Basement
Taxes FY16	<u>With Residential Exemption:</u> \$ 845.61 Without Residential Exemption: \$ 2,784.12
Utilities	Monthly Average (by <u>Eversource</u>): Gas = \$ 42 Electric = \$ 69
Windows	Replacement Vinyl w/ Storm Windows (Front Windows New 2006)
<u>XTRA'S:</u>	Built-In Bookshelves in Bedroom Intercom System in Unit w/Front Entrance Buzzer Exclusive Rights to Roof Over Furnace Room (Master Deed) Walk-Out to Street from Finished Area in Basement

Condo Fee: \$192.00 Monthly

Includes: Hot Water, Water, Sewer, Master Insurance, Common Laundry
Pest Control, Exterior Maintenance, Dedicated Fire Alarm

Occupancy: 3 Units Owner-Occupied of 4 Units Total = 75%

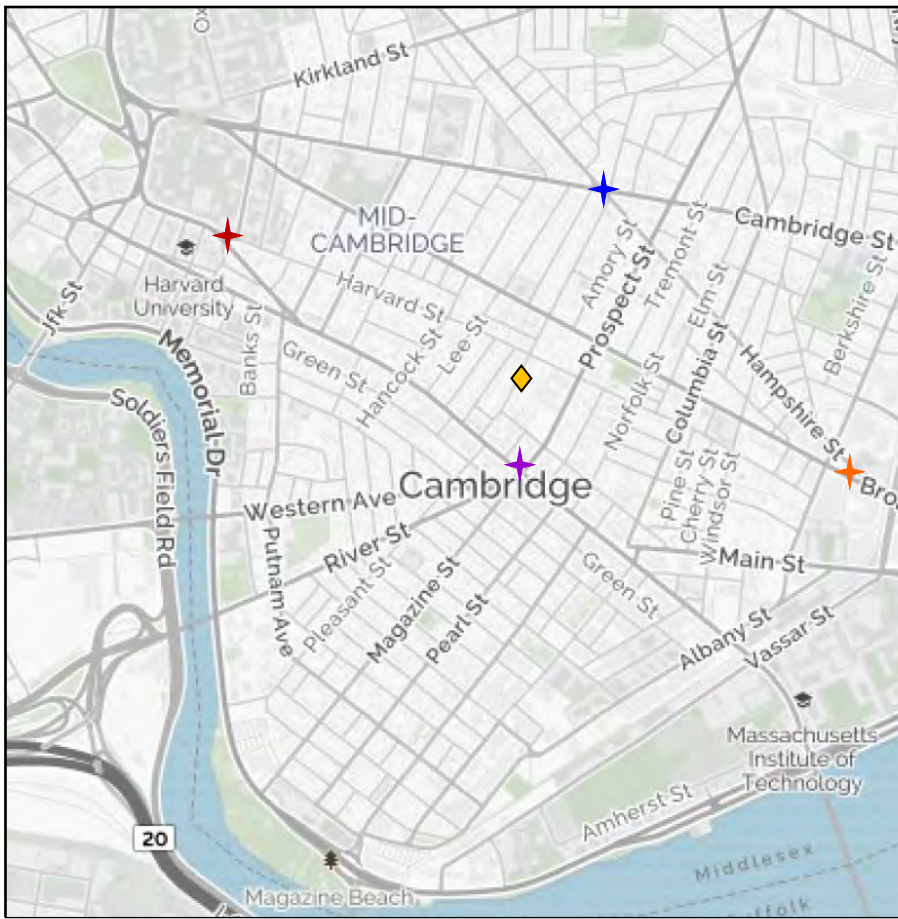
Reserves: Current Balance Approx. \$10,000.00 (July 2016)

Unit #1 Percentage Interest in Common Elements (Master Deed) = 24%

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Welcome to Cambridge, MA

www.CambridgeMA.gov

◆ 33 Inman Street in Mid-Cambridge

Walk Score® 93 "Walker's Paradise"
 Bike Score® 98 "Biker's Paradise"
 Transit Score® 75 "Excellent Transit"
 Subway: ✦ Central Square T (2 Blocks)
 Bus/Subway www.MBTA.com
 Car Share: Zipcar, Turo, Enterprise
 Bike Share: www.thehubway.com

✦ Inman Square: 6 Blocks

✦ Harvard Square: 1 mile

✦ Kendall Square: 1.1 miles

Cambridge Public Schools

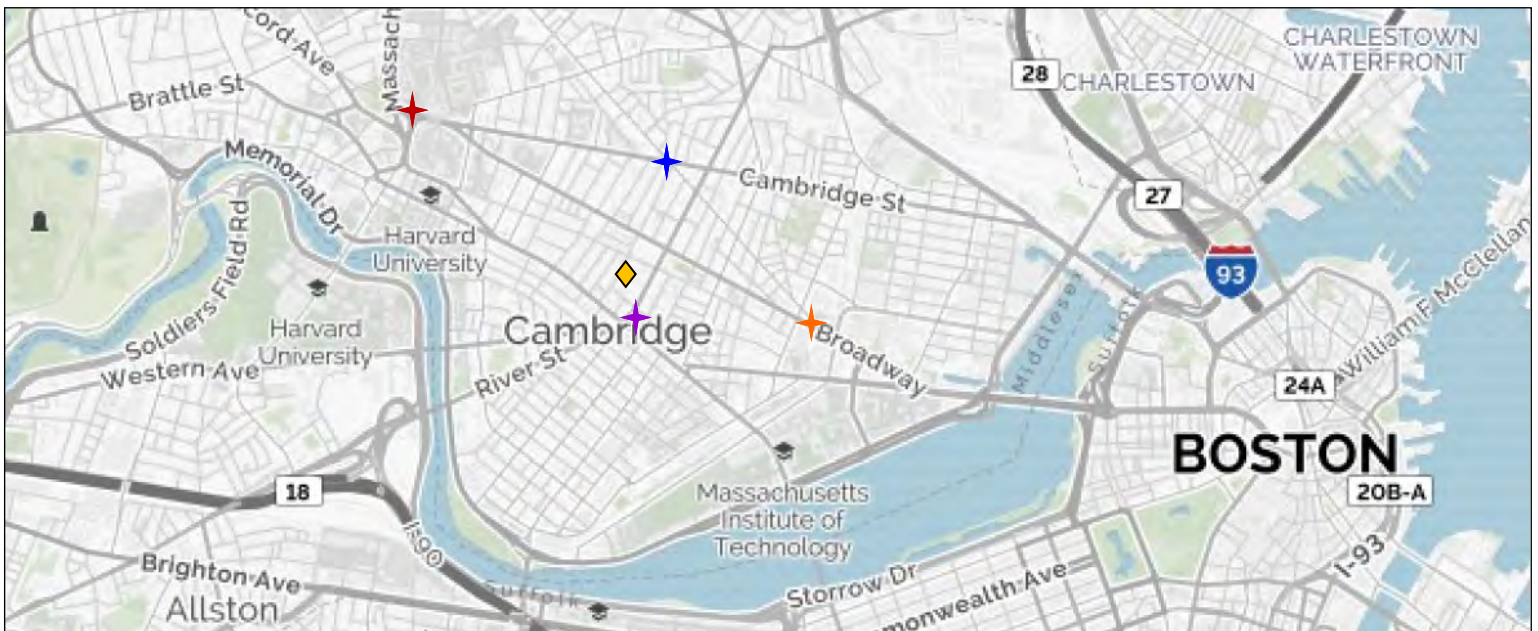
www.CPSD.us

Chamber of Commerce

www.CambridgeChamber.org

Office of Tourism:

www.Cambridge-USA.org



Groceries:

Whole Foods (.1 mile), Trader Joe's, Shaw's, Farmer's Market in Central Sq.

Nearby Parks:

Joan Lorentz, Cooper, Maple Avenue, Wilder-Lee, Paine, Magazine Beach

Shops & Dining:

Walking distance to Central, Inman, Harvard and Kendall Square

Universities:

Harvard (1 mile), MIT (1.4 miles), Lesley (1.7 miles), BU (1.7 miles),
 Longwood Medical Center, Boston (3.1 miles)

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