



Newly-Minted Mansard

Stunning brand new Single Family home with Auxiliary Suite in the coveted Riverside neighborhood awaits your arrival!

Entertain with ease in light-filled first level with flow-through living, dining and kitchen with French doors to private patio and garden. Chef's kitchen boasts 10' island, quartz counters and Thermador® appliances. Architect-designed for variety of lifestyles with three bedrooms and full bath on second level; top level master bedroom with en-suite bath, wet bar and French door leading to roof deck overlooking garden. Auxiliary Suite in finished lower level includes open living, dining and kitchen, bedroom, full bath and private access. Complete your wish list with abundant light, first level half bath, central air, second level laundry and two off-street parking spaces in paved driveway.

Located between Central Square and the Charles River with nearby parks, shops, restaurants, Central Square T, bus routes and minutes to Harvard, MIT, Longwood Medical, Boston University and downtown Boston.

33 Kinnaird Street, Cambridge

Offered for \$2,175,000

Newly Constructed in 2017

Living Area 3,272 +/- sf

Lot Size .08 Acre (+/- 3,400 sf)

Flow-Through First Level

4 Levels, 5 Bedrooms, 3.5 Baths

Chef's Kitchen with 10' Island

Master Suite w/Wet Bar & Deck

High Ceilings, Recessed Light

Forced Air Central Heat & Cooling

Private Stone Patio & Garden

Auxiliary Suite w/Private Access

Two Off-Street Parking Spaces

www.tamelaroche.com



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

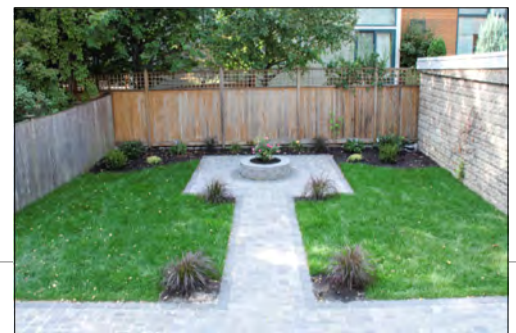

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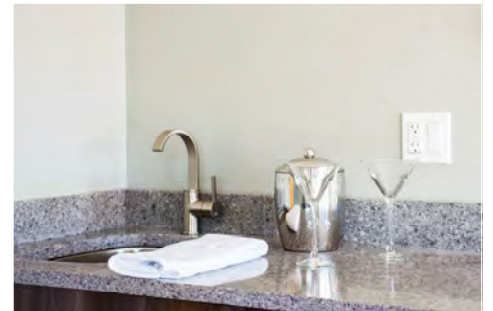




Living Kitchen	Flow-Through Living, Dining & Kitchen w/Tennessee Walnut 5" Wide Plank Flooring & Recessed Light Calacatta Classic Quartz Counters and 10' Island w/Pendant Lights Thermador® 30" Built-In Fresh Food Refrigerator & Freezer Columns, Built-In Microwave Drawer Double Wall Oven, 6-Burner Gas Cooktop w/Exterior Ventilation, Glass Tile Backsplash 4 Program/4 Option Dishwasher, Built-in Wine Rack, Built-In Pantry Cabinets
Bedrooms	5 Beds: 3 BR (2 nd Level), 1 Master BR (3 rd Level), 1 BR in Auxiliary Suite (Lower Level)
Bathrooms	3.5 Baths: Half Bath (1 st Level) + 3 Full Baths (2 nd Level + Master Bath + Auxiliary Suite)
Comfort	Honeywell/Unico High Velocity HVAC, Forced Air/Gas, 4 Zones Heating & Cooling w/Nest Thermostats
Electric	200 Amp Circuit Breakers (Auxiliary Suite Electric is Separate)
Exterior	Hardie Plank Siding, White PVC Fence on Left & Right Side
Flooring	Tennessee Walnut, Porcelain Tile, Epoxy (Auxiliary Suite)
Foundation	Concrete Foundation w/Perimeter Drain and Sump Pump
Hot Water	Navien Tankless Hot Water by Gas



Refer to MLS Listing documents for more details and disclosures.

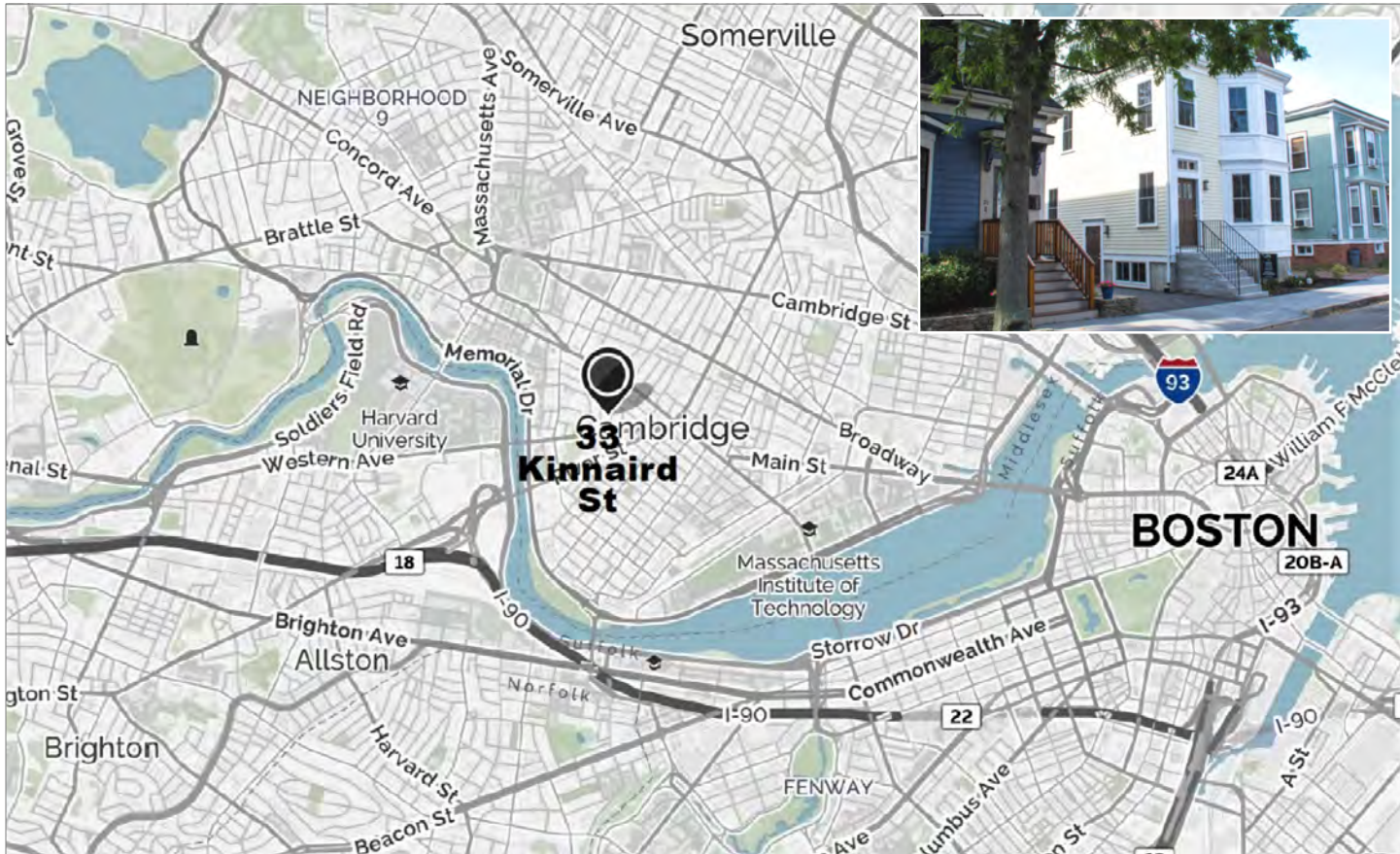


Laundry	Laundry Hook-Ups (Electric) in 2 nd Level Hallway (Enclosed)
Lighting	Recessed Light in Every Room, Pendant Lights in Main Kitchen, Front & Rear Entry Lighting
Master BR	Private Master Suite w/Wet Bar, Walk-In Closets & French Door to Roof Deck Overlooking Garden ◇ En-Suite Master Bath w/White Carrara Granite Counter w/Double Sinks, Porcelain Tile Floor ◇ Glass Enclosed Shower w/Brizo Body Spray, Ceiling Mount Rain Shower, Rail Mount Shower Wand ◇ Soaking Tub, Private Toilet w/Pocket Door, Linen Closet
Patio	Cambridge Pavers w/Professional Landscaping
Parking	2 Off-Street Parking Spaces (Tandem) in Paved Driveway
Plumbing	PVC Throughout, New Sewer and Water Main
Roof	Asphalt/Fiberglass Shingles (Main Roof) + Rubber (Roof Deck)
Specs	Refer to the SPEC Sheet for more details about appliances, finishes and systems
Windows	Anderson 200 Series Tilt-In Double-Pane w/Screens
Aux. Suite	Lower Level w/Private Access Includes Open Living/Dining/Kitchen, 1 Bedroom & Full Bath

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Welcome to Riverside in Cambridge

Cambridge 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 is located on Montague Street & Ballard Place (approx. 6 blocks)
- Riverside Park is located on corner of Western Ave. & Memorial Drive / Charles River (approx. 7 blocks)
- 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

Learn more about the Cambridge Squares on Chronicle series "Anything But Square": www.wcvb.com



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