



TAMELA ROCHE

38 Maple Avenue, Unit 2, Cambridge



Offered for \$725,000
 Living Area 1,008 +/- sf
 3 Bedrooms & 1 Full Bath
 Hardwood Floors Throughout
 High Ceilings & Natural Light
 Large Private Covered Porch

Classic Cambridge

Welcome home to your sweet abode on picturesque Maple Avenue located in the heart of Mid-Cambridge.

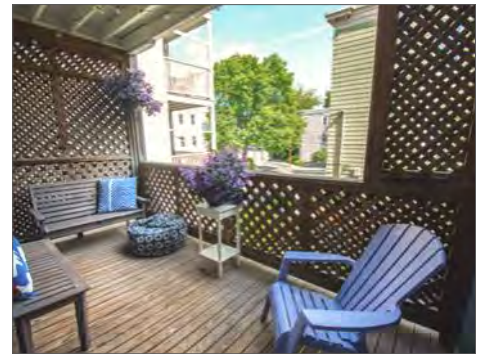
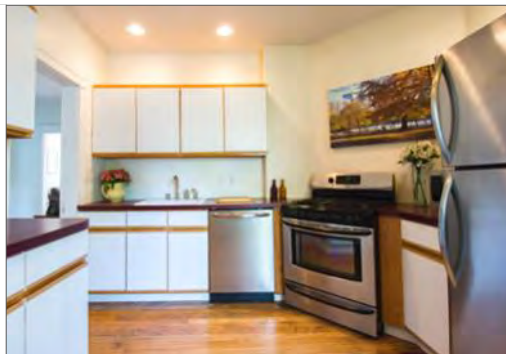
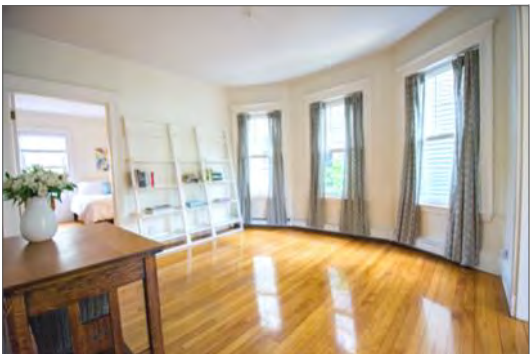


Exclusive Listing by Tamela Roche, RE/MAX Destiny, 907 Mass Ave, Cambridge MA 02139

www.tamelarocher.com

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.



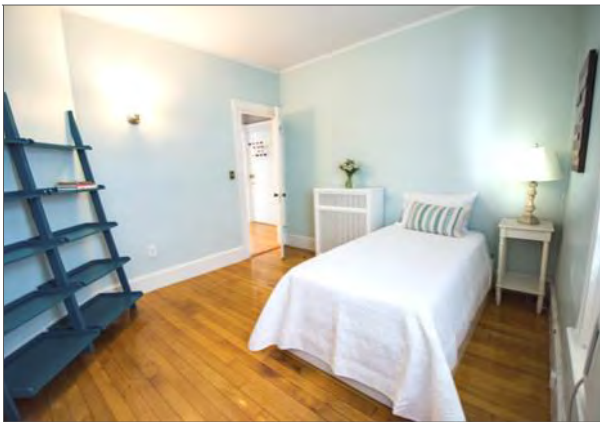
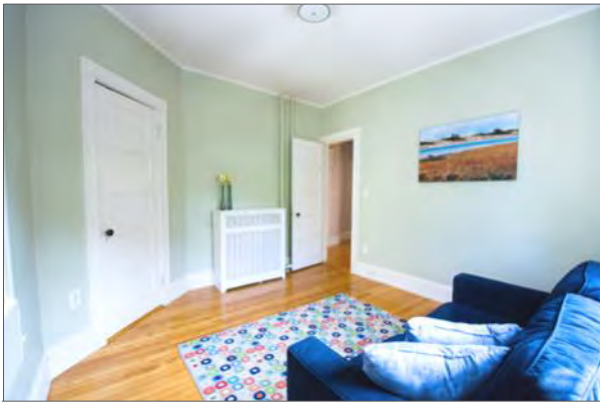


Area	1,008 +/- SqFt Living Area (As Per Public Record & Master Deed)
Bedrooms	3 Bedrooms w/High Ceilings, Hardwood Floors, Closets, Heat & Windows
Bathroom	Full Bath w/Tub & Shower, Ceramic Tile, Pedestal Sink & Linen Cabinet (Updates Completed 2016)
Exterior	Wood Shingles (Painted in 2017)
Flooring	Hardwood Throughout, Ceramic Tile (Bathroom); Carpet (Master Bedroom Walk-In Closet)
Heat	Forced Hot Water by Burnham (Gas; Age Unknown); NEST Thermostats
Hot Water	Hot Water Tank by Ruud (Gas; 1 Year Old)
Kitchen	Stainless Steel Refrigerator/Freezer, Gas Range, Dishwasher (Dishwasher Approx. 1 Year Old)
Laundry	Private Washer & Dryer in Lower Level (Washer Age Unknown; Gas Dryer - New in 2014)

Refer to the MLS Listing for more details.



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



Light	Abundant Natural Light; Recessed Light (Kitchen); Custom Light Fixtures (Bedrooms & Bathroom)		
Porch	Covered Back Porch w/Wood Decking (Exclusive Use)		
Roof	Rubber Roof (Maintenance & New Edging Installed 2015)		
Storage	Generous Storage In-Unit & Additional Storage in Lower Level (Exclusive Use)		
Taxes FY18	With Residential Exemption \$ <u>2,092.65</u>	Without Residential Exemption \$ <u>4,288.82</u>	
Utilities	Average Monthly Bills (Past 12 Months): Electric = \$ <u>52</u> Gas = \$ <u>93</u>		
Condo Association	<ul style="list-style-type: none"> • 33 % Owner Occupancy: 3 Units in Total with 1 Unit Owner-Occupied & 2 Units Rented • Monthly Fee \$ 200: Includes Water, Sewer, Master Insurance, Miscellaneous Expenses • No Current or Planned Special Assessments 		

Refer to the MLS Listing for more details.

Welcome to Mid-Cambridge

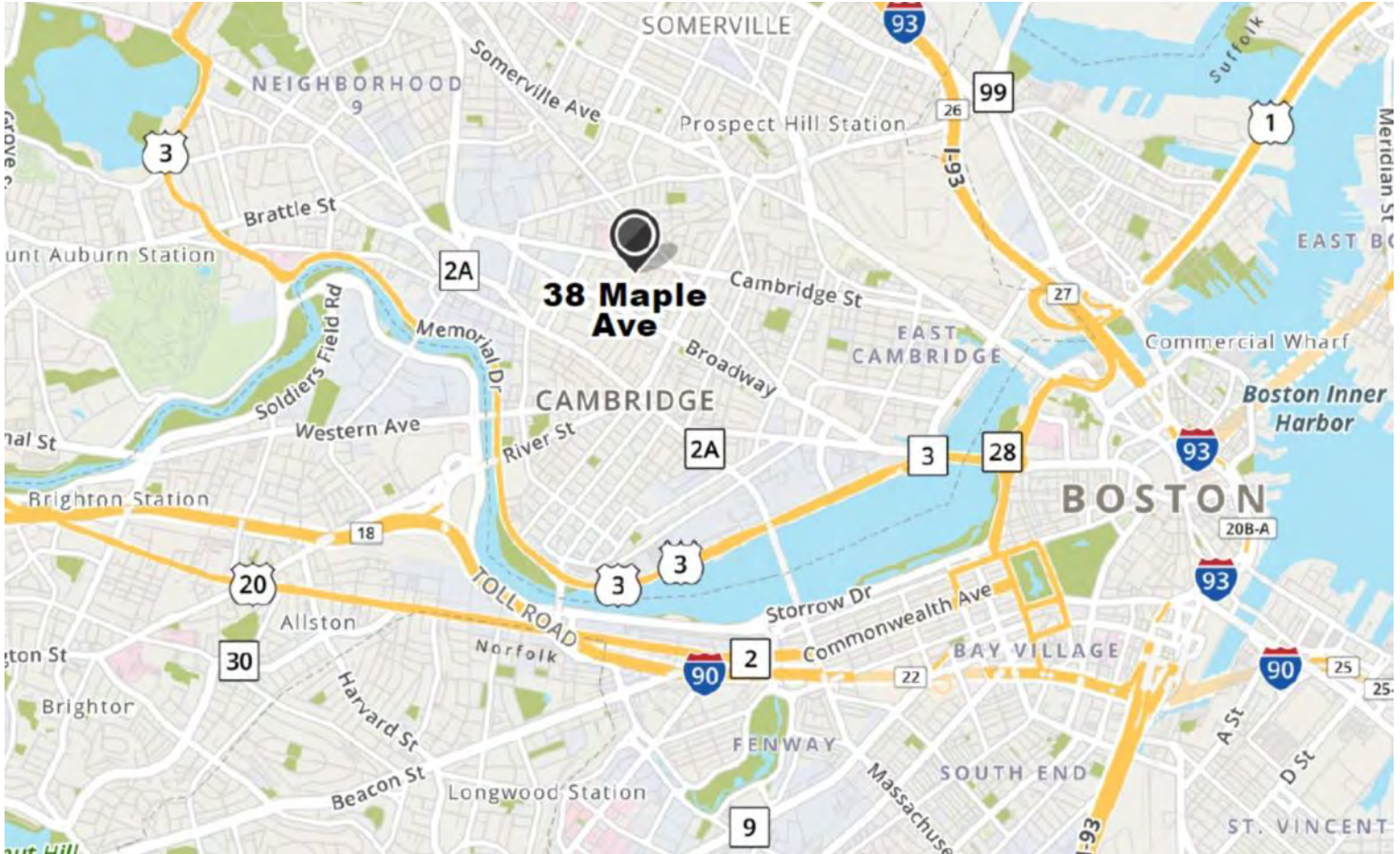


MBTA Subways: Central (.5 miles), Harvard (.8 miles), Kendall (.8 miles), Porter (1.3 mi)

MBTA Buses: Closest Bus Routes # 68, 69, 83, 91 (all within .2 miles)

Ride Sharing: ZipCar & RelayRides (10 locations within .2 miles)

Bike Sharing: Hubway (4 locations within .5 miles)



Nearby Parks & Attractions:

- Across from Maple Avenue Park (www.cambridgema.gov/CDD/parks/parksinfo/Parks/mapleavpark)
- Located just a few blocks from Inman Square with many shops, restaurants, groceries and services.
- Minutes to Charles River, Cambridge Public Library, Harvard Square, Central Square and Kendall Square.
- Convenient to Harvard, MIT, Memorial Drive, Charlestown, BU, Boston & Major Routes 2, 2A, 16, 28, 90 & 93

About Cambridge:

City Website: CambridgeMA.gov

State Website: MASS.gov

Chamber: CambridgeChamber.org

FY '18 Tax Rate: Residential = 6.29% (Per \$1,000)

Public Schools: CPSD.us

County: Middlesex

Tourism: Cambridge-USA.org

Res. Exemption: Estimated Savings \$2,132.00



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

www.tamelaroch.com