

44 Dana Street #2
Cambridge, MA 02138

SOLD! \$ 740,000
Days To Offer = 6



Offered for \$595,000

Mid-Cambridge Condominium
1,196 +/- SqFt Living Area
2 Bedrooms, 2 Full Bath
Light-Filled Open Floor Plan
Full Size Eat-In Kitchen
High Ceilings, Hardwood Floors
Custom Built-Ins, Recessed Light
Full-Size Washer & Dryer
Large Covered Front Porch
One Off-Street Parking



A Contemporary Classic

Natural light flows through this spacious Condo with unique floor plan. Located in cherished Mid-Cambridge a few blocks to Harvard Square, the esteemed Cambridge Public Library and five delightful parks nearby. Walk to shops, restaurants, the Red Line T and many amenities in Harvard, Central and Inman Squares all within a few minutes of the Charles River, MIT and downtown Boston.



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®

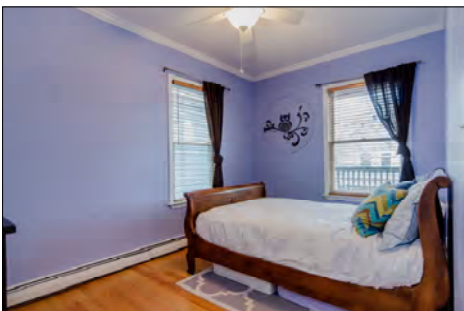
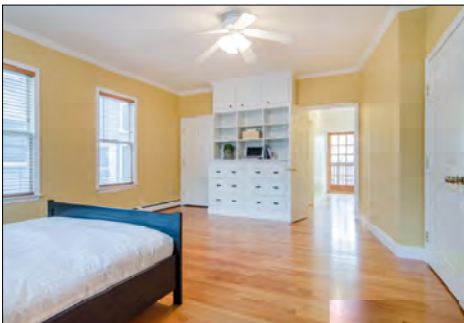
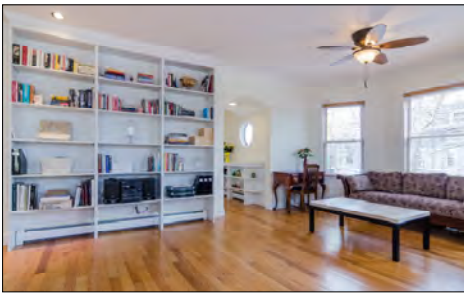
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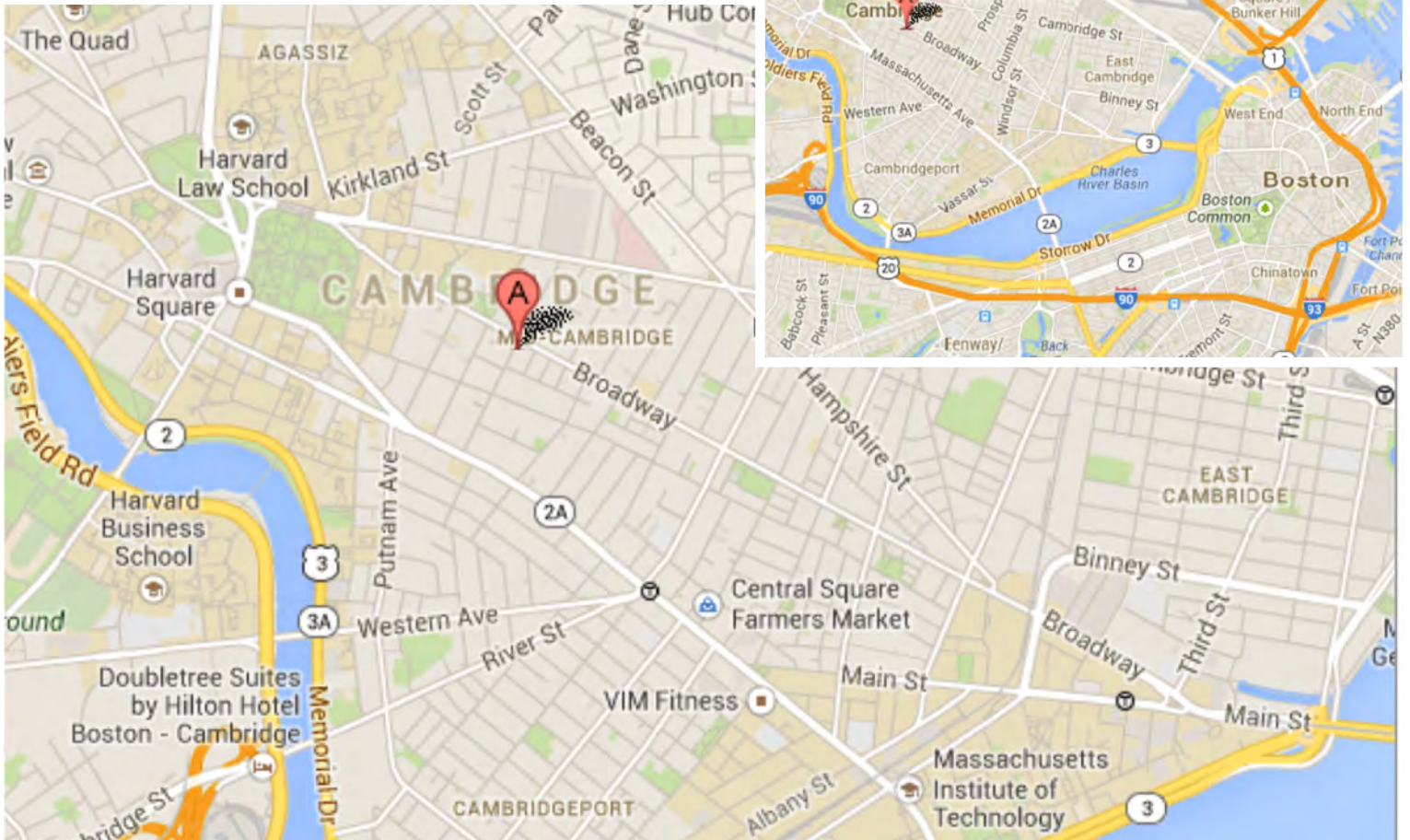


**See MLS # 71657675
for more details.**

Age	Originally Built in 1898, Condo Conversion 1998
Area	1,196 +/- SqFt Living (Per City Record & Master Deed)
Beds	2 Beds w/Closets, Heat, Windows, Hardwood, Ceiling Fans
Baths	Full En-Suite Master Bath & Guest Bath (New Toilets 2013)
Blinds	Custom Window Blinds Throughout Included
Ceilings	High Ceilings Throughout (approx. 8' 11")
Exterior	Cedar Clapboard, Recently Painted (Rear 2011, Front & Side 2013)
Flooring	Hardwood Throughout, Ceramic Tile In Kitchen & Bathrooms
Foundation	Stone & Brick w/Concrete Floor
Guest Bath	Full Bath w/Shower, Pedestal Sink, Built-In Cabinet
Heat	FHW Baseboard Gas, New Pump '07, Annual NSTAR Service
Hot Water	Natural Gas, Newly Installed in 2010
Kitchen	Large Eat-In Kitchen w/Ceramic Tile, Electric Range SS Refrigerator (<3yrs), SS Dishwasher (<5yrs), Disposal (< 6yrs)
Laundry	Full-Size Washer (2010) & Electric Dryer (Finished Lower Level)
Living	Open Living & Dining w/Built-Ins, Ceiling Fan, Hardwood
Master Bath	En-Suite w/Tub & Shower, Pedestal Sink, Linen Closet
Parking	One Off-Street Assigned Space Included with Paved Driveway
Pet Policy	Allowed Per Master Deed: 1 Dog (Up to 30 lbs.) & 2 Cats
Porch	Large Covered Front Porch Off Living Room (Exclusive Use)
Roof	Asphalt Shingles, New in 1998 (During Condo Conversion)
Storage	Generous Closets, Additional Private Storage Room
Taxes FY14	With Res. Exempt: \$ 2,720.09 (Includes CPA of \$109.03) Without Res. Exempt: \$ 4,581.44 (Includes CPA of \$109.03)
Utilities	Monthly Average (NStar): Gas = \$ 85 Electric = \$ 68
<u>XTRA'S:</u>	Water Filtration System in Kitchen; 100 Amp Electric Intercom System in Unit w/Buzzer for Easy Visitor Access All Windows Double-Pane, 2 New Anderson in 2 nd Bedroom New Stairs in 2013: Stone in Front, Hardwood Interior Stairs
Condo Fee:	<u>\$ 178.75 Monthly</u>
Includes:	Water, Sewer, Master Insurance, Landscaping (Front Garden), Snow Removal, Common Electric, Cleaning of Common Areas
Association	2 of 3 Units Owner-Occupied, Reserve = \$1,976 (As of 4.3.14)
Common	Unit #2 Percentage Interest in Common Elements = 31 %

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Welcome to Cambridge, MA



Walk & Bike Score[®] 92 = "Walker & Biker Paradise"

Transit Score[®] 77 = "Excellent Transit"

- MBTA Subway: Red Line T Station (approx. .5 mile), Green Line (approx. 1.5 miles)
- MBTA Buses: # 68 (approx. .1 mile); # 1, # 69, # 83 (approx. .2 mile)
- Zip Car (3): At Broadway & Ellery, Broadway & Ellsworth, Cambridge & Dana (all .1 mile)
- Bike Share (3): Cambridge Main Library (.2 mile); Harvard Univ. & Inman Square (.4 mile)
- Grocery: 8 Stores within .5 miles (Broadway Market, Whole Foods, Farmer's Market, etc.)
- Parks: Joan Lorentz (Broadway & Ellery Street), Cooper (Hancock & Centre Street), Maple Avenue, Wilder-Lee (West & Lee Street), Paine (Amory Street & St. Mary Road)
- Walk To: Shops and restaurants in Harvard Square, Central Square & Inman Square
- Universities: Harvard (.5 mile), Harvard Divinity (.6 mile), Lesley (.7 mile), MIT (1.1 miles), Boston University (1.5 miles)

About Cambridge:

Official Website: CambridgeMA.gov

Public Schools: CPSD.us

Chamber: CambridgeChamber.org

Tourism: Cambridge-USA.org

Mid-Cambridge Neighborhood Conservation: cambridgema.gov/historic/midcambridgehome.html

Mid-Cambridge Neighborhood Association: mcna.org

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