



46 Valentine Street Cambridge

Cambridgeport Oasis! Single Family Townhome in the heart of Cambridgeport beams with natural light and tree views from floor to ceiling windows in open style living designed by Architects Bell & Fandetti.

Entertain with ease in the open living, dining and updated, fully equipped kitchen including granite counters, extended breakfast bar and stainless appliances. Light abounds from floor to ceiling windows overlooking a private stone patio. Flexible floor plan with two bedrooms, study, modern bath and laundry room with washer and dryer included.

Located on the corner of Pearl & Valentine, enjoy many green spaces within walking distance including Dana Park and the Charles River.

Architects: Bell & Fandetti
 Living Area: 1,084 +/- SqFt
 Lot Size: 1,525 SqFt (.04 Acre)
 2 Bedrooms + 1 Study
 Updated Kitchen w/Granite
 Oak Hardwood Flooring
 Newer Windows, Updated Bath
 Laundry Room w/Washer & Dryer
 Private Fenced-In Stone Patio
 One Off-Street Parking Space
 Letter of Delead Compliance
Offered for \$749,000

46ValentineStreet.com



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

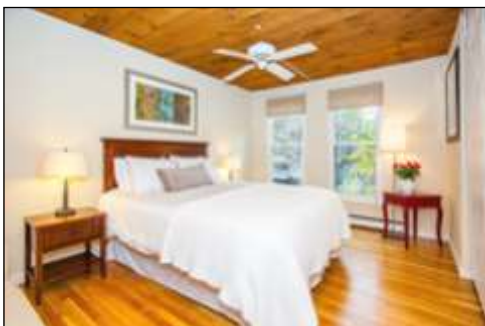
RE/MAX DESTINY



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TAMELA ROCHE
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Age	Originally Built in 1976
Area	1,084 +/- SqFt Living, 1,525 +/- SqFt Lot (.04 Acre)
Beds	2 Bedrooms + 1 Study
Bath	Full Bath w/Ceramic Tile, Window ('08), Cathedral Ceiling
Electric	100-Amp Circuit Breakers
Exterior	Wood Clapboards, Some Portions Recently Painted ('16)
Floors	Oak Hardwood, Ceramic Tile (Bath & Laundry), Carpet (Study)
Heat	HW Baseboard (Gas), Elec. Thermostat, Tank-less Hot Water
Kitchen	Updated w/Granite Counters, Cabinets, SS Appliances ('06)
Laundry RM	Updated ('11) w/Ceramic Floor, Cabinet by Closet Solutions
Lead Paint	Letter of Full Delead Compliance July, 2013 (MLS Attachment)
Living RM	Floor to Ceiling Windows, Oak Hardwood, Ceiling Fan
Master BR	Oak Hardwood ('16), Windows ('08), Large Closet, Ceiling Fan
Patio	Private, Fenced-In, Stone Patio w/ Large Storage Shed
Parking	One Off-Street Parking Space in Paved Driveway
Roof	Approx. Age '04 w/30-Year Guarantee (O'Lyn Roofing)
Second BR	Newer Windows ('09), Oak Hardwood Flooring
Study	Berber Carpeting, Windows ('08), Skylight
Taxes FY17	Without Residential Exemption: \$ <u>4,875.07</u> With Residential Exemption: \$ <u>2,768.11</u> (estimated)
Utilities	Monthly Average Gas = \$ <u>61</u> Electric = \$ <u>66</u> (Eversource)
Views	Tree Views & Sky Views
Wash/Dry	Washer & Electric Dryer Included in Laundry Room
Water	City/Town Water & Sewer
<u>XTRA'S:</u>	Refrigerator Features Include Icemaker & Water Filter New Glass Shields for Balconies ('13) Wood Closet Storage Under Staircase in Living Room ('11) Sprinkler System in Front Flower Bed ('09) under Apple Tree Outdoor Private Fenced-In Stone Patio with Storage Shed

See MLS Listing for more details and disclosures.



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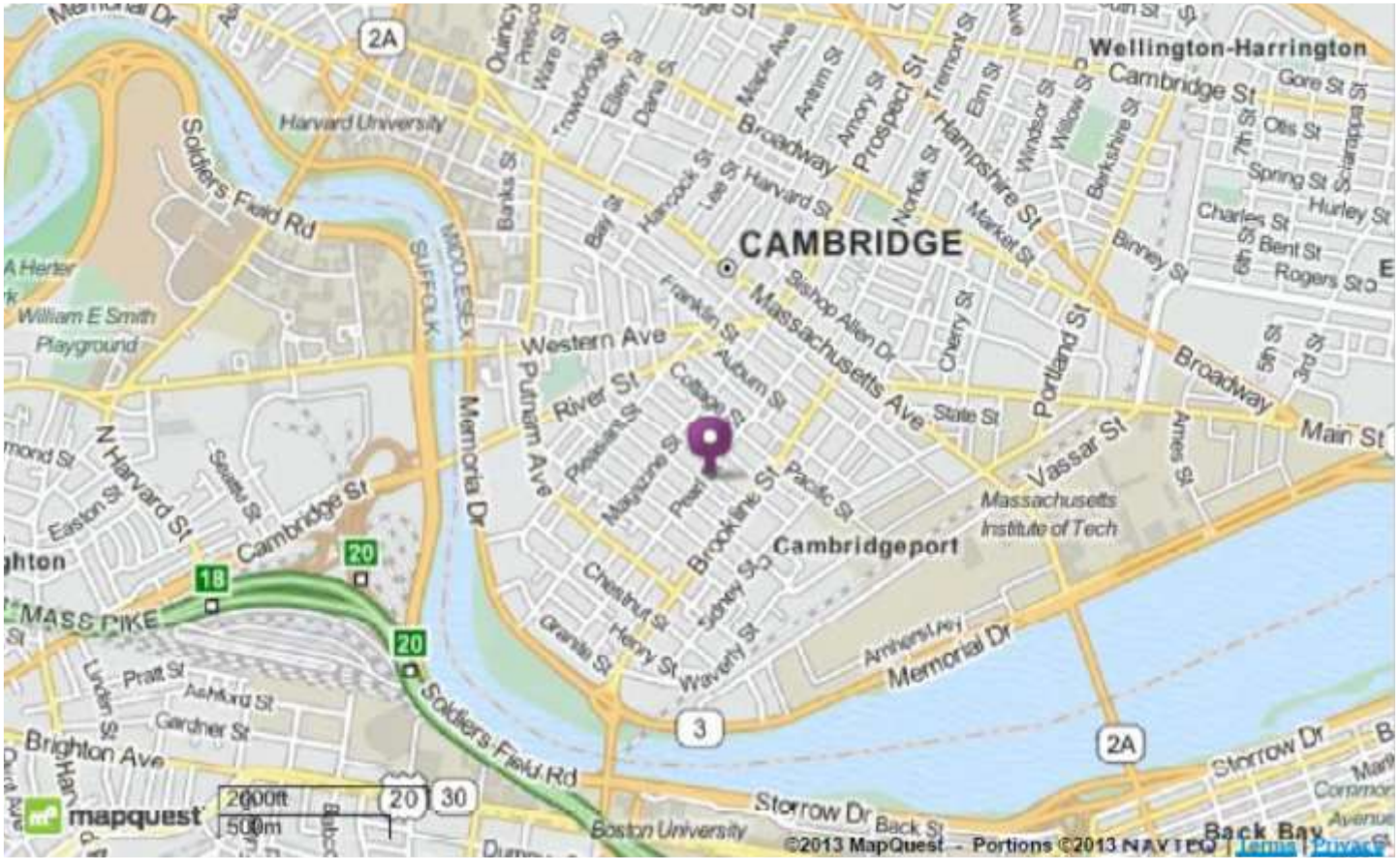


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Welcome to Cambridge! “America’s Most Walkable City”

Ranked #1 in March 2012 by Prevention Magazine www.Prevention.com



Walk Score® = 99 “Walker’s Paradise” **Bike Score® = 99 “Biker’s Paradise”** WalkScore.com

Transit Score® = 71 “Excellent Transit” Visit MBTA.com for Schedules

EZ-Ride Bus www.ezride.info = serves North Station, Cport, Kendall Square, MIT

MBTA Subway: Central Square Red Line (approx. .4 miles)

MBTA Buses: Route 47 (Pearl St), 64 (Magazine St) & 70, 70A, 91, 83, CT1 (all < .33 miles)

Nearby Parks & Attractions:

- Dana Park, Pacific Street Park, David Nunes Park, Fulmore Park, Charles River
- Walking distance to Shops & Restaurants in Central Square & Harvard Square
- Walking distance to MIT, Technology Park, Harvard, Harvard Square
- Walking distance across Charles River to Boston University, Back Bay and Fenway Park!

About Cambridge:

Official Website: CambridgeMA.gov

Chamber: CambridgeChamber.org

Public Schools: CPSD.us

Tourism: Cambridge-USA.org



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