



Strawberry Hill Sanctuary

Spacious townhome condominium newly built in 2014 with three living levels, private back deck, fenced backyard, attached garage with interior access and a second parking space ... feels like a Single Family home!

Designed to entertain with ease in the light-filled open living and dining area with 10' ceilings, sliding glass doors to the private back deck, half bath on main level, and a Chef's kitchen with custom cabinetry, granite counters, and stainless steel appliances. Abundant natural light streams in the over-sized windows with custom blinds.

Second level with cathedral ceilings provides the most desirable layout with three bedrooms and two full baths including the master bedroom with en-suite bath. The finished lower level offers extra entertainment space and privacy for guests with their own full bath. Generous storage available in deep bedroom closets, loft storage on second level, extra storage in the lower level, in the attached garage, and the backyard shed by Post Woodworking.

Enjoy fresh air and alfresco dining on the private back deck overlooking the fenced backyard ... ***your new sanctuary awaits within two blocks of Fresh Pond Reservation and just a few minutes to Harvard Square!***

57 Cushing Street #57
Cambridge, MA 02138

Newly Built in 2014
Living Area 2,241 +/- sf
3 Finished Living Levels
3 Bedrooms + 3.5 Baths
Chef's Kitchen w/Custom Cabinetry
Master Bedroom w/En-Suite Bath
High Ceilings w/Recessed Light
Central Heating & Cooling
Private Deck & Fenced Backyard
2 Parking Spaces:
Attached Garage w/Interior Access
+ Assigned Space in Paved Driveway

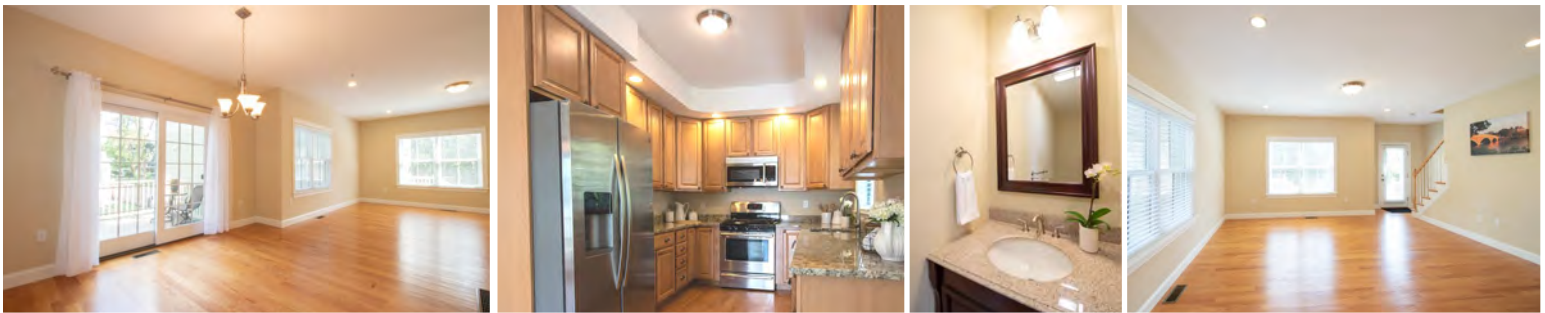


Exclusive Listing by Tamela Roche, RE/MAX Destiny
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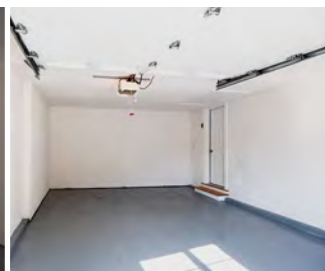
Access	Private Front Entry, Sliding Glass Doors to Private Deck, Interior Garage Access, Walk-Out Finished LL
Living	Open Main Living & Dining Area, High Ceilings (approx. 10'), Sliders to Deck & Yard
Kitchen	Belmont Maple Cabinetry w/Granite Counters, Bosch Built-In Microwave w/Exterior Vent, Kenmore Stainless Steel Refrigerator/Freezer w/Ice-Maker Connection, Bosch Dishwasher, Insinkerator Disposal, Bosch 5-Burner Gas Range
Bathrooms (1 Half, 3 Full)	Half Bath (1 st Level): Ceramic Tile, Sink w/Vanity & Mirror Bath #2 (2 nd Level): Ceramic Tile, Jacuzzi Tub & Shower, Sink w/Vanity & Mirror, Window Bath #3 (2 nd Level MBR En-Suite): Marble Tile, Shower, Sink w/Marble Vanity & Mirror, Window Bath #4 (Finished LL): Marble Tile, Tub & Shower, Sink w/Vanity & Mirror, Window
Bedrooms (3 on 2 nd Level)	BR #1: En-Suite Master Bath, Double Closet, Ceiling Fan, Recessed Light, 2 Windows (Tree Views) BR #2: 2 Double Closets, Deep Storage Loft, Ceiling Fan, Recessed Light, Sliders to Deck (Composite) BR #3: Linen + Double Closet, Ceiling Fan, Recessed Light, Transom Window, 3 Windows (Tree Views)
Comfort	Central Heating & Cooling (Forced Air by Gas), 2 Systems (Located: 2 nd Level Hallway & Finished LL) Nest Thermostats with 2 Zones: Zone 1 (1 st Level + Finished LL); Zone 2 (2 nd Level)
Connectivity	Cable/Internet Wiring Throughout

Refer to MLS Listing #72712092 for more details.





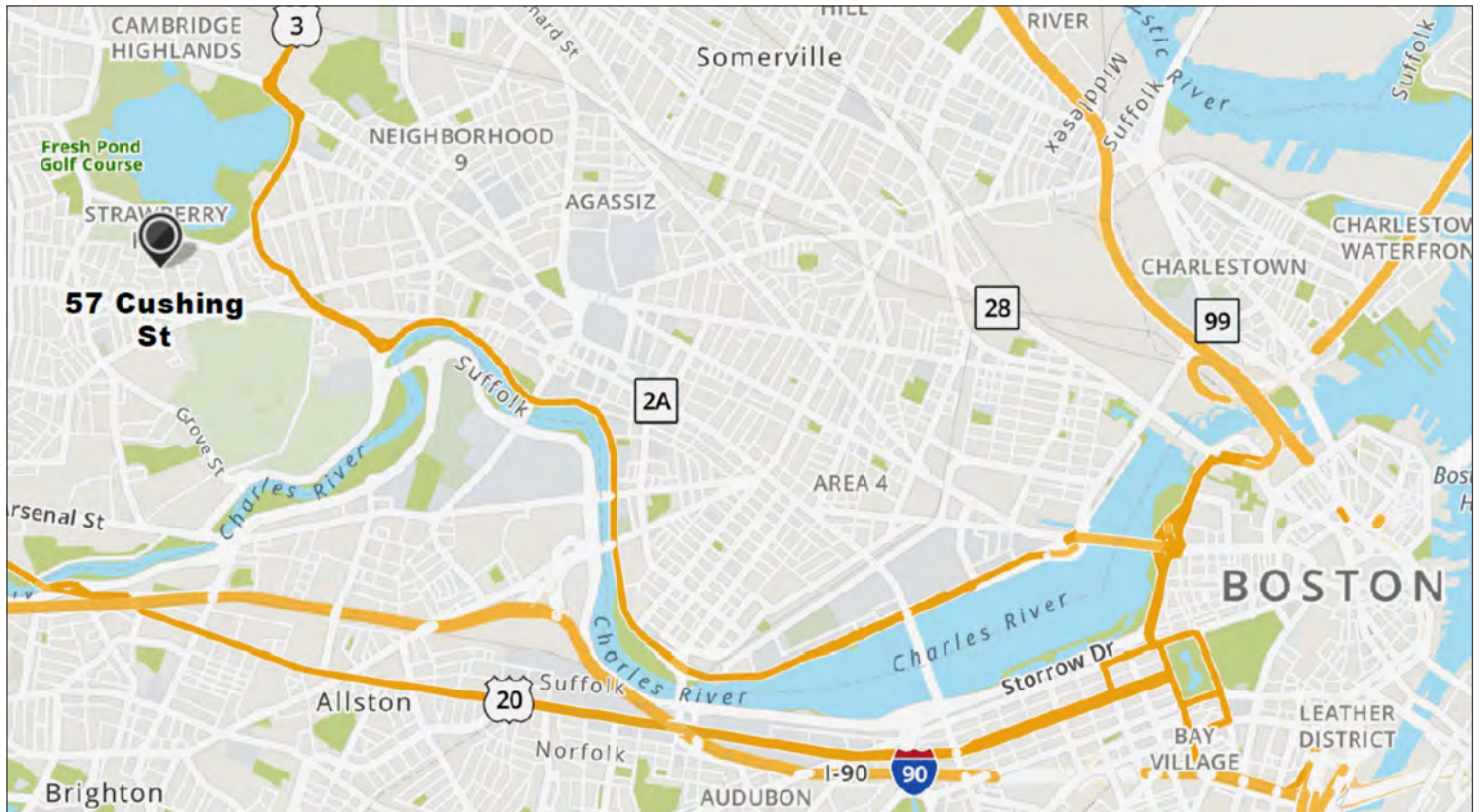
Electric	200 Amp Circuit Breakers
Exterior	Hardie Plank Siding, Gutters, Asphalt Shingle Roof
Flooring	Red Oak Hardwood (1 st & 2 nd Level), Ceramic & Marble Tile (Baths), Wall-to-Wall Carpet (Finished LL)
Foundation	Concrete Foundation
Hot Water	On-Demand Hot Water by Navien (Gas)
Laundry	Included: GE Washer (Electric) & GE Dryer (Gas) in Finished LL Laundry Closet w/Marble Tile
Lighting	Recessed Light, Custom Fixtures Throughout, Exterior Porch Lighting (Front & Rear)
Parking	Attached Garage w/Automatic Door, Interior Access, Storage + 1 Assigned Space in Paved Driveway
Taxes FY20	\$ <u>6,536.59</u> without Residential Exemption (Est. tax with residential exemption = \$4,171.52)
Utilities	Gas <u>\$32</u> Electric <u>\$79</u> Water/Sewer <u>\$45</u> (estimated monthly averages with frequent travel)
Windows	Jeld Wen Insulated Double-Pane Tilt-In Windows w/Screens; Window Blinds Included
Xtra's	Finished LL Living Area w/Extra Storage, Walk-Out, Sump Pump, Radon Mitigation System
Yard	Exclusive Use: Fenced Backyard, Storage Shed by Post Woodworking, Private Wood Deck



Condo Association	• \$ <u>250</u> Monthly Fee Includes: Master Insurance, Ext. Maintenance, Snow Removal, Landscaping
	• No Current or Planned Special Assessments; Pet-Friendly w/Restrictions (See Master Deed Page 6)
	• Water & Sewer Metered Separately (Sub-Meter for Each Unit)

Welcome to Strawberry Hill in Cambridge!

- MBTA Subway:** Red Line T Stations: Harvard & Porter Squares (2 mi); Alewife (3 mi)
MBTA Bus: Route # 73 @ Corner of Cushing Street & Belmont Street (1 Block)
MBTA Rail: Fitchburg/Belmont (2.4 mi); Lowell/W. Medford (4.2 mi); Lowell/N. Station (7 mi)
Major Routes: 16, 2, 2A, 3, 90, 93; Memorial Drive & Storrow Drive (< 1 mile)



Nearby:

- Fresh Pond Reservation, Golf, Playground, Tennis, Walking, Jogging, Biking, Dog Park (2 blocks)
- Cambridge Public Library on Aberdeen Avenue (2 blocks)
- Sofra Bakery, Shaw's/Star Market, Dry Cleaner, Noodle Stix, Gregg's Italian Restaurant (3 - 4 blocks)
- Grove Street Playground & Sports Fields located at Huron Avenue & Grove Street (approx. .5 mi)
- Huron Village Shops & Restaurants Including Formaggio Kitchen (.5 mi)
- Whole Foods, Trader Joe's, TJ Maxx, Starbucks @Fresh Pond (1 mi)
- CVS, Dunkin' Donuts, Target, Home Depot, Best Buy, Staples (.5 to 3 mi)
- Convenient to Harvard, BB&N, Lesley University, MIT, Shady Hill, Boston University, Boston College
- National Historic Landmark: Mt. Auburn Cemetery (Founded in 1881) Visit: www.MountAuburn.org

About Cambridge:

City Website:	CambridgeMA.gov	Public Schools:	CPSD.us
State Website:	MASS.gov	County:	Middlesex
Chamber:	CambridgeChamber.org	Tourism:	Cambridge-USA.org
FY '20 Tax Rate:	Residential = 5.75% (Per \$1,000)	Res. Exemption:	Est. Savings \$2,365.07