

592 Huron Avenue

Cambridge, MA 02138



Offered for \$ 1,150,000

2 Family on .15 Acre Lot
Overlooks Fresh Pond Reservation
4,008 +/- SqFt Living Area
6 Bedrooms, 3 Extra Rooms
Unit 1: 2 Beds + 1 Full Bath
Unit 2: 4 Beds + 1.5 Bath
High Ceilings, Hardwood Floors
Vintage Mantels, French Doors
2 Off-Street Parking in Driveway
Plus 1 or 2 Car Detached Garage
Private Back Yard

Huron Avenue Heirloom

Your Architect will want to see this! Time stands still overlooking Fresh Pond Reservation and recreation area from this unspoiled 2 Family treasure near Huron Village in Cambridge. Built in 1908 and loved by generations in the same family since 1923, one can envision many transformations possible given the abundantly spacious floor plan. Special features include seasonal views of Fresh Pond, tree views from almost every room, second floor double-parlor living room with French doors to uncovered porch, walk-in china pantry with French doors, pocket doors, high ceilings, vintage mantels, a semi-finished room in lower level with exposed brick and half bath and private entrance, garage and private back yard. First floor unit has De-Lead Certificate. Enjoy the park (dog park too!), playground, tennis, golf and walking/jogging/biking trail located across the street. Several MBTA bus routes nearby and within .5 mile of many shops, restaurants, groceries and amenities.

Bring your creative ideas . . . future possibilities for this treasure are bountiful!



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Exclusive Listing by:

Tamela Roche, Realtor® & Eithne Johnson, Realtor®

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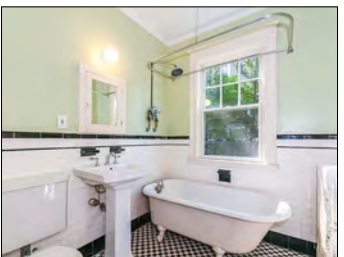
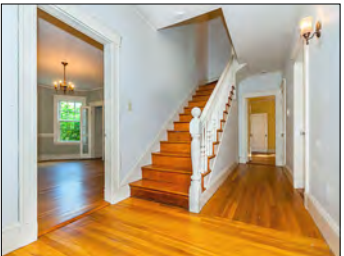
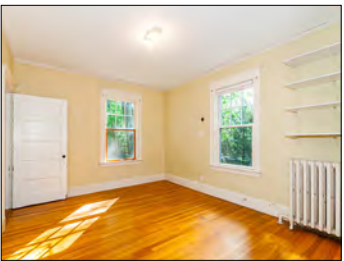
General Property Information

Unless stated below, the age & condition of property, systems & appliances are unknown:

Age	Originally Built in 1908, Family-owned since 1923
Area	4,008 +/- SqFt Living on 3 Levels (All SqFt stated below per City Assessor)
Basement	1,007 +/- SqFt w/Interior Access, Workbenches, Walk-out, Extra Storage Semi-Finished Room (432 +/- SqFt) w/Exposed Brick, Half Bath, Private Entry
Electric	Individual Circuit Breaker Panels (Older/Knob & Tube Wiring Unknown)
Exterior	Wood Shingles. New Gutters, Fascia Boards, Downspouts (2014) New Front Walkway from Brick Steps to Sidewalk (2015)
Foundation	Field Stone w/Concrete Floor. Masonry Repaired on Front Steps (2014)
Garage	1 or 2 Car Garage w/Concrete Floor, No Garage Door
Lot Size	.15 Acre Lot (6,652 +/- SqFt Per City Assessor)
Parking	2 Off-Street Parking Spaces (Tandem) in Semi-Paved Driveway
Roof	Asphalt Shingles Replaced on Half of Roof - Driveway Side (2009)
Taxes FY15	\$7,654.22 (Without Res. Exemption) \$5,931.31 (With Res. Exemption)
Water	City of Cambridge Water & Sewer (Past Year Quarterly Average \$633.25)

Unit #1 (First Floor)

Foyer	Private Front Entrance, Spacious Foyer, Large Coat Closet
Living Rm	Windows, Hardwood, Pocket Doors to Dining Room
Dining Rm	Walk-in China Pantry w/French Doors, Windows, Hardwood Fireplace w/Vintage Mantel (Condition Unknown)
Kitchen	Newer Cabinetry, Older Appliances (Gas Range, Refrig), Wainscoting, Windows, Marmoleum Floor (2011)
Pantry	Large Walk-in Pantry off Kitchen, Built-In Cabinetry, Window
Mud Room	Private Back Entrance from Yard to Mud Room, Window, Vinyl
Center Hall	Grand Staircase w/Newell Post, Linen Closet, Hardwood
Bedroom #1	On 1 st Floor w/Closet, Heat, Windows, Hardwood
Bath	On 1 st Floor w/Pedestal Sink, Heat, Tub & Shower, Window, Tile, Closet
Bedroom #2	On 2 nd Floor "Philadelphia-Style" w/Closet, Heat, Windows, Hardwood
Heat	FHW Radiators by Oil (Weil McLain), Separate Oil Tank for Each Unit
Hot Water	Natural Gas (A.O. Smith 40-Gallon Tank)
Laundry	Older Washer & Dryer in Basement (Shared)
Lead Paint	Unit #1 De-Lead Certificate (2004), See Lead Paint Disclosure Documents
Utility Costs	'14-'15 Monthly Average by Eversource: <u>Gas = \$35</u> <u>Electric = \$75</u> Oil by Taylor & Murphy = 470 Gallons (Past 12 Month Total for Unit #1)
Windows	Pella Architect Series Windows Installed Throughout Unit #1 (2004)



See MLS # 71905452 For More Details

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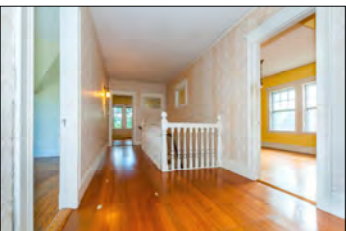
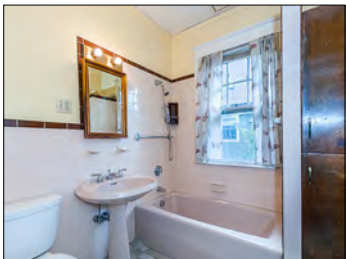
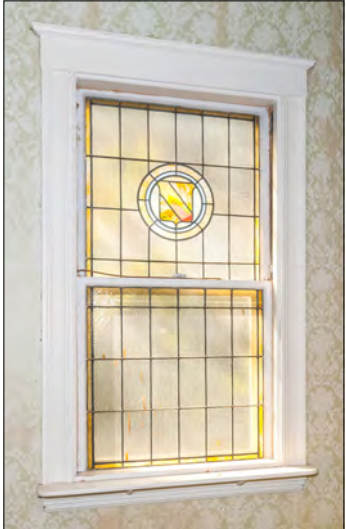
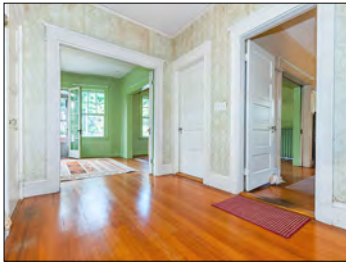
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Unit #2 (Second & Third Floor)

Unless stated below, the age & condition of property, systems & appliances are unknown:

Foyer	Private Entry to 2 nd Floor, Spacious Center Foyer w/Walk-In Coat Closet
Living Rm	Windows, Hardwood, Pocket Doors to Dining Room
Parlor	Windows, Hardwood, Built-in Bookshelves, French Doors to Balcony
Porch	Overlooks Fresh Pond Reservation. New in 2014: Floor Boards & Railings
Dining Rm	Walk-in China Pantry w/French Doors, Vintage Mantel, Windows, Plate Rail, Hardwood
Kitchen	Older Cabinets, Older Appliances (Gas Range, Refrig), Windows, Vinyl
Pantry	Large Walk-in Pantry off Kitchen, Built-In Cabinetry, Window
Side Entry	Side Entry from Driveway to Basement or Kitchen w/Built-Ins, Window
Bath #1	Full Bath 2 nd Floor w/Tub & Shower, Window, Heat, Tile, Linen Closet
Bedroom #1	On 3 rd Floor w/Closet, Heat, Windows, Hardwood, Overlooks Yard
Bedroom #2	On 3 rd Floor w/Closet, Heat, Windows, Hardwood
Bedroom #3	On 3 rd Floor w/2 Closets, Heat, Windows, Hardwood, Fresh Pond View
Bedroom #4	On 3 rd Floor w/Bookshelves, Heat, Windows, Hardwood, En-Suite Half Bath
Bath #2	On 3 rd Floor, En-Suite in Bedroom #4, Small Sink, Toilet, Tile
Heat	FHW Radiators by Oil (Weil McLain), Separate Oil Tank for Each Unit
Hot Water	Natural Gas (A.O. Smith 40-Gallon Tank Dated 3.28.12)
Laundry	Older Washer & Dryer in Basement (Shared)
Lead Paint	Unit #2 Lead Paint is Unknown, See Lead Paint Disclosure Documents
Utility Costs	'14-'15 Monthly Average by Eversource: <u>Gas = \$31</u> <u>Electric = \$118</u> Oil by Taylor & Murphy = 1100 Gallons (Past 12 Month Total for Unit #2)
Windows	Older Windows 2 nd & 3 rd Floors: Need Repairs and/or Replacement <u>Pella Architect Series Windows Installed in 2004 as follows:</u> Kitchen (2 nd Floor), Pantry (2 nd Floor) Bedroom #1 (3 rd Floor)

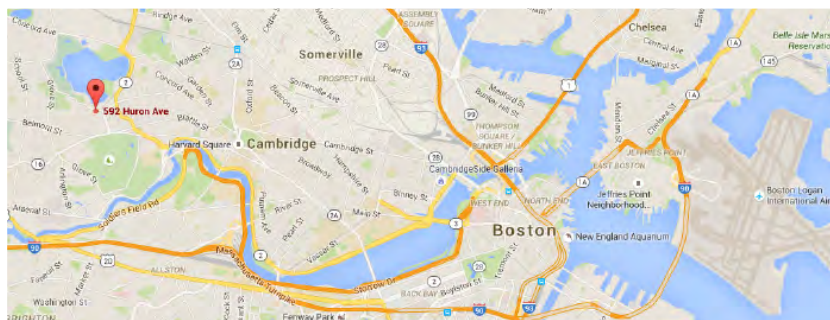
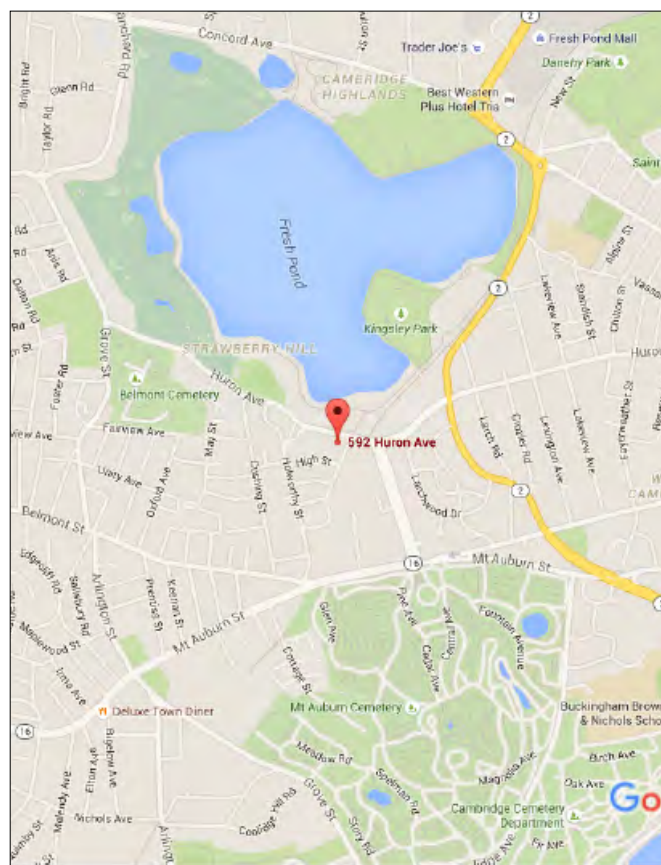


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Welcome to Cambridge!



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|------------------------|---|--------------------------------|--|
| City Website: | CambridgeMA.gov | Chamber of Commerce: | CambridgeChamber.org |
| Public Schools: | CPSD.us | Tourism: | Cambridge-USA.org |
| MBTA Subway: | Alewife Red Line (1.58 miles), Harvard Square Red Line (1.75 miles) | | |
| MBTA Buses: | #71, 72, 73, 75 located at Mt. Auburn Street & Aberdeen Avenue (1 - 3 Blocks Walking) | | |
| MBTA Rail: | Belmont/Fitchburg Line (2.23 miles) W. Medford - Lowell/N. Station (4.58 miles) | | |
| Major Routes: | Routes 16, 2, 95/128, 90, 93 | Memorial Drive & Storrow Drive | (1.5 Miles) |

- ◇ Fresh Pond Reservation, Golf, Playground, Tennis, Walking, Jogging, Biking, Dog Park—Across the street!
- ◇ Cambridge Public Library on Aberdeen Avenue (2 Blocks)
- ◇ Grove Street Playground & Sports Fields - located at Huron Avenue & Grove Street, Belmont (.5 miles)
- ◇ Huron Village - Shops & Restaurants Including Formaggio Kitchen, Fresh Pond Market (.8 Miles)
- ◇ Shaw's/Star Market, Dry Cleaners, Shoe Repair, ZipCar® (Within 3 Blocks)
- ◇ Sofra Bakery & Cafe, Noodle Stix, Gregg's Italian Restaurant (Within 3 Blocks)
- ◇ Trader Joe's, Whole Foods, CVS, TJ Maxx, Starbucks (1 Mile)
- ◇ Target, Home Depot, Best Buy, Staples (3 Miles)
- ◇ Convenient to Harvard, BBN, Lesley University, MIT, Shady Hill, Boston University, Boston College
- ◇ Boating/Swimming at Spy Pond in Arlington (3.6 Miles), Arlington Reservoir (5.4 miles)

National Treasure: Mount Auburn Cemetery

Mount Auburn Cemetery is a beautiful garden cemetery founded in 1831 was the first rural cemetery in the United States ... now a National Historic Landmark. Visit: www.MountAuburn.org

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