



Riverside Haven

2013 Townhome Condominium in Riverside is ready for you to move in and enjoy summer by the Charles River.

Welcome guests in a spacious foyer leading to the open, light-filled living, dining and Chef's kitchen. Generous living space thoughtfully designed on three finished levels offers three bedrooms, three full bathrooms (including Master Bedroom with en-suite Master Bath) and a half bath on main living level. Natural and recessed light abounds from large windows and high ceilings on all levels. Rare to find open finished lower level w/radiant heated floors, entertainment wall w/custom-built bookshelves, third bedroom, full bath and walk-out to patio. From the private balcony off the top level Master Suite or the private fenced-in patio and small yard, embrace the fresh air and nature's beauty.

Ballord Place is a private way just two blocks from the Charles River. Convenient to parks, shops, restaurants, bus routes, Central Square, Harvard Square, Harvard Business and Engineering Schools, MIT, Boston University, Fenway Park, Longwood Medical Area and downtown Boston.

7 Ballord Place, Unit A
Cambridge, MA 02139

Offered for \$1,375,000
 Completely Renovated in 2013
 Living Area 2,608 +/- sf
 3 Finished Living Levels
 3 Bedrooms + 3.5 Baths
 Chef's Kitchen w/Custom Cabinets
 Master Suite w/Private Balcony
 High Ceilings, Recessed Light
 Central Heating & Cooling
 Fenced-In Patio & Small Yard
 Exclusive Assigned Parking


TAMELA ROCHE
 617.245.4072
 www.tamelaroche.com



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

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.





Entry	Foyer Entry w/Large Coat Closet and Private Second Entry in Finished Lower Level
Kitchen	Custom-Built Cabinetry w/Caesar Stone Counters, Glass Tile Backsplash and Grohe Fixtures Jenn Air Stainless Steel Refrigerator/Freezer, Dishwasher, Built-in Microwave 4-Burner Jenn Air Gas Range w/Exterior Ventilation
Bedrooms	3 BR: 2 BR on 2 nd Level (Including Master Suite) plus 1 BR in Finished Lower Level
Bathrooms	3.5 Baths: Half Bath (1 st Level) plus 2 Full Baths (2 nd Level) plus 1 Full Bath in Finished Lower Level
Built-Ins	Custom Built-In Bookshelves in Master Suite Walk-In Closet and in Finished Lower Level
Comfort	HVAC Hydro-Air Boiler Heat (Forced Air by Gas), Central A/C (Electric), 3 Zones Heating and Cooling
Connectivity	CAT-5 Wiring Throughout (Cable and Internet)
Electric	200 Amp Circuit Breakers
Exterior	Brick, Cedar Shingle Siding, Gutters, Gable Roof w/Asphalt Composition Shingles
Flooring	Red Oak Hardwood, Ceramic (1 st and 2 nd Level Baths), Hydronic Radiant Heat in Finished Lower Level
Foundation	Concrete Slab Foundation w/Zoeller Brand Submersible Sump Pump
Hot Water	Tankless Coil Water Heater by Gas

Refer to the MLS Listing and all documents attached for more details.



Insulation	Spray Foam Insulation (Walls and Ceilings)
Laundry	Electric Washer and Gas Dryer Included in Finished Lower Level (Washer & Dryer New in 2013)
Lighting	Recessed Light Throughout, Pendant Lights (Kitchen), Skylights (Master Suite), Exterior Lighting
Master BR	Private Master Suite with En-Suite Master Bath and Private Balcony Large Walk-In Closet (or Study) w/Custom Built-In Bookshelves & Skylight, Additional Double Closet Finished Storage Area in Eaves, Private Open Air Balcony w/Deck and Seating Area
Master Bath	Caesar Stone Vanity, Double Sinks, Linen Closet, Skylight, Glass Tile, Grohe and Kohler Fixtures
Patio	Fenced-In Brick Patio Area with Small Yard; Free-Standing Storage Shed near Front Entrance
Parking	Exclusive Assigned Parking
Security	Home Alarm System (ADT), Hard-Wired Smoke and CO Detectors, Fire Sprinkler System
Taxes FY18	<u>\$5,311.26</u> with Residential Exemption <u>\$7,307.09</u> without Residential Exemption
Windows	Jeld Wen Insulated Double-Pane Windows w/Wood Sash and Screen

Condo Association	<ul style="list-style-type: none"> 75% Owner Occupancy (3 Units Total: 2 Units Owner-Occupied; 1 Unit Rented) \$200 Monthly Fee Includes Water, Sewer, Master Insurance No Current or Planned Special Assessments; Pet-Friendly w/Restrictions (See Master Deed Page 5)
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Refer to the MLS Listing and all documents attached for more details.

Welcome to Riverside in Cambridge

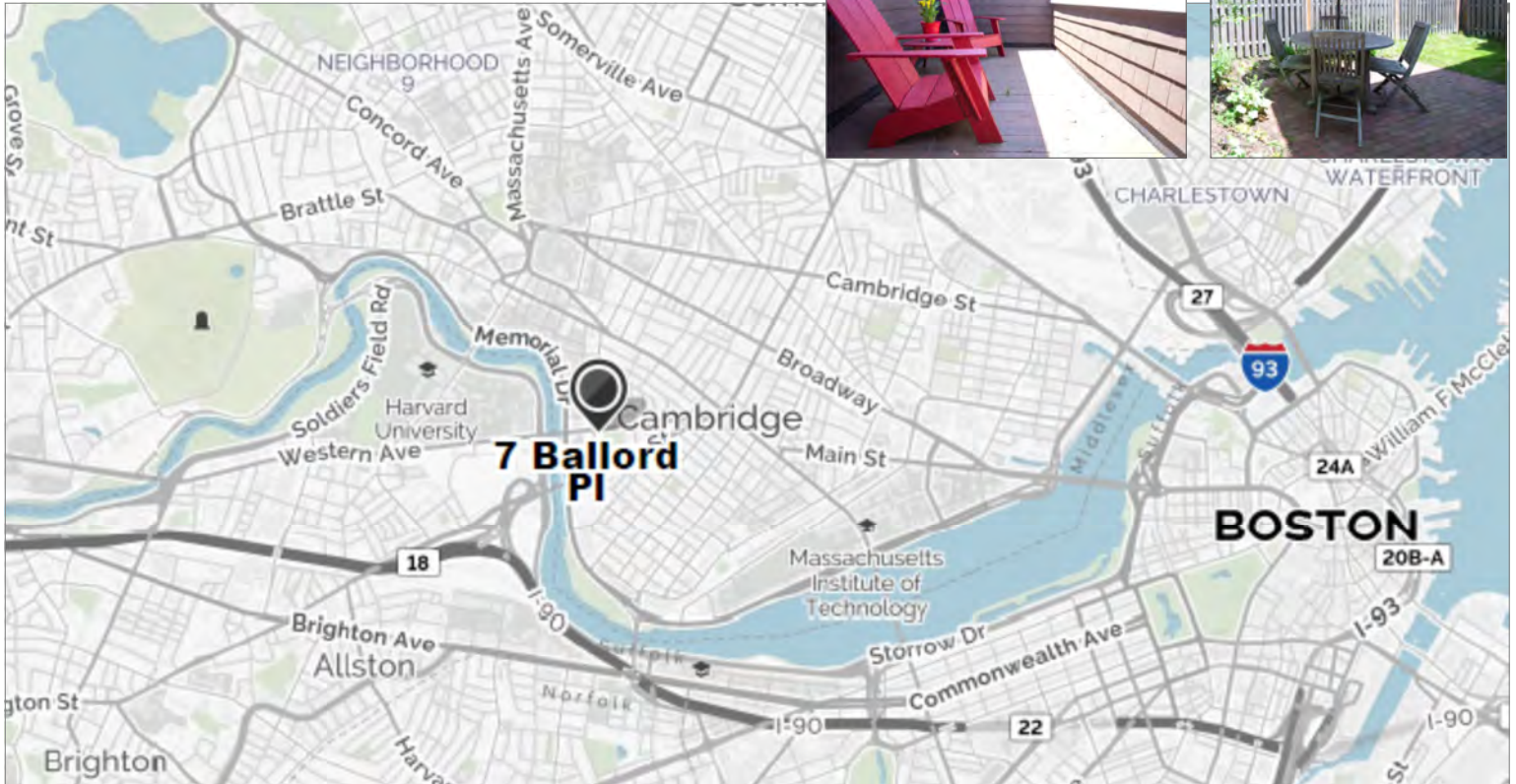

TAMELA ROCHE

Cambridge Squares: Central (.3 miles), Harvard (.9 miles), Inman (.8 miles), Kendall (1.4 miles)

MBTA Subway: Central Square Red Line T Station (approx. .3 miles)

MBTA Buses: Routes # 1, 47, 64, 70, 70a, 83, 91, CT1

Ride Sharing: ZipCar, RelayRides, Enterprise



Nearby Parks & Attractions:

- Steps to Russell E. Hoyt Field at the corner of Ballord Place & Montague Street
- Riverside Park located on corner of Western Ave. & Memorial Drive / Charles River
- Located less than two blocks from the Charles River and Memorial Drive
- Convenient to Shops & Restaurants in Central, Harvard, Inman & Kendall Squares
- Convenient to Harvard Yard, Harvard Business & Engineering, MIT, Boston University, Longwood Medical Area
- Minutes to Fenway Park, Museum of Science, Back Bay, Downtown Boston & Major Routes 2, 90, 93, 128/95



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

Learn more about the Cambridge Squares on WCVB Chronicle series "Anything But Square": www.wcvb.com



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