



Porter Street Gem

A cherished 3 Family home with oversized units and strong income history located a few blocks from the Community Path and new Green Line T Station opening soon on Lowell Street.

Each unit with high ceilings (approx. 8.5'), abundant natural light, hardwood and tile floor, formal living room, dining room w/built-in china cabinet, walk-in pantry, large eat-in-kitchen, 3 bedrooms, full bath and spacious hallway. The coveted period details in some of the units include ceiling medallions and decorative mantel. Partially finished full size basement includes coin-op laundry, extra storage, interior access and walk-out to the back yard.

Three parks nearby (*Albion, Bailey, and Morse Kelley*) and located .6 mi from Porter Square (*Red Line T*) and Magoun Square (*Green Line T coming soon*) and .9 mi from Davis Square (*Red Line T*). Convenient to Tufts, Harvard, MIT, and downtown Boston.

Property Video: youtube.com/tamelaroche

Refer to MLS Listing for more details.



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

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89 Porter Street
Somerville, MA 02143

Three Family

Living Area: 4,086 +/- sf

Total Area: 6,000 +/- sf

Lot Size .08 Acres (3,525 sf)

Each Unit: 3 BR & Full Bath

Large Covered Back Decks

High Ceilings (Approx. 8.5')

Hardwood & Tile Flooring

All Units Rented & Occupied

Large Shared Yard & Garden Area

Individual Electric, Heat, Hot Water

Full Size Walk-Out Basement

2 Off-Street Parking Spaces


TAMELA ROCHE
www.tamelaroche.com





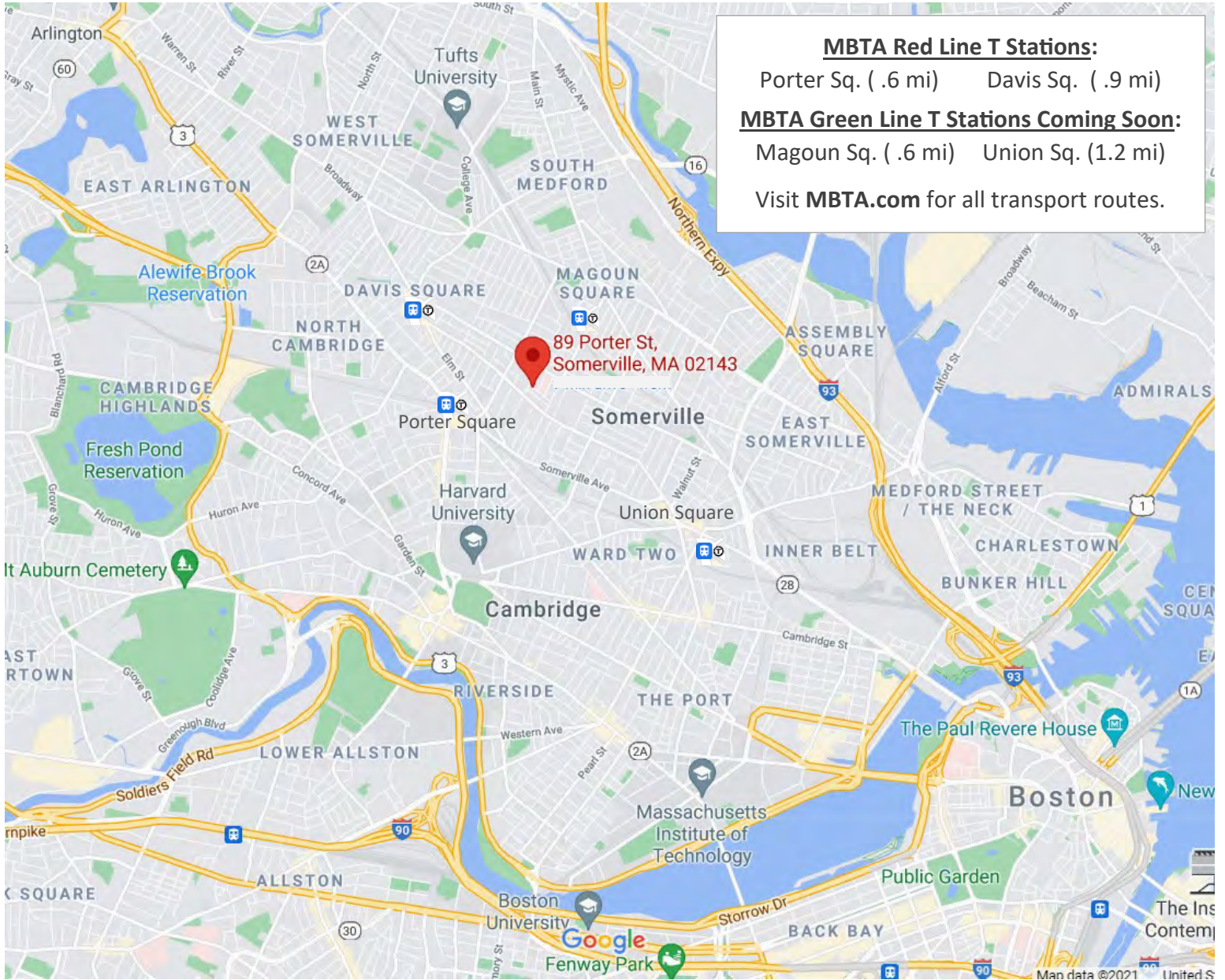
Access	Covered Front Porch, Rear Access to Covered Deck & Basement, Walk-Out from Basement to Yard
Basement	Partially Finished Area w/Built-In Cabinets, High Ceiling, Concrete & Tile Floor, Windows, Interior Access & Walk-Out to Yard, Additional Storage for Tenants
Decks	3 Covered Back Decks (Updated in 2006)
Electric	Eversource 1 Panel For Each Unit, 1 Panel for Common Electric (Coin-Op Washer & Dryer)
Exterior	Vinyl Siding
Foundation	Fieldstone & Poured Concrete
Gas	Eversource 1 Meter For Each Unit
Heat	3 Gas Boilers by Burnham: Approx. Age 20 Years, All Recently Serviced (May 2021)
Hot Water	3 Gas HWH by Rheem: U1) New Apr 2021 U2) New Nov 2017 U3) New Apr 2021
Laundry	Coin-Op Washer & Dryer in Basement for Tenant Use (Electric, Owned by Sellers, Included in Sale)
Parking	2 Off-Street Parking Spaces in Driveway
Porch	Covered Front Porch - Freshly Painted (May 2021)
Roof	Rubber Roof (Approx. Age - New in 2010)
Taxes FY21	\$ <u>14,609.40</u> (Not Including Residential Exemption)
Water	Water & Sewer by City of Somerville
Windows	Vinyl Windows (May Need Attention - Age Unknown)
Yard	Delightful Shared Yard w/ Pear Tree & Garden Area



**UNIT
 DETAILS**

Area	Each Unit Approx. 1,362 +/- SF Living Area (Per Assessor Record)
Foyer	Foyer Entry w/High Ceiling, Spacious Hallway, Hardwood or Tile Floor, Window
Living	High Ceiling, Hardwood Floor, Built-In Decorative Mantel, 4 Bay Windows
Dining	Formal Dining Room w/Built-In China Cabinet, Hardwood Floor, 3 Windows
Kitchen	Large Eat-In Kitchen w/Natural Oak Cabinetry & Formica Countertops, Disposal, Tile Floor Gas Range, Refrigerator/Freezer, Dishwasher, Windows, Access to Covered Deck Overlooking Yard
Pantry	Walk-In Pantry w/Built-In Cabinets, Formica Counter, Hardwood or Tile Floor, Window
Bathroom	Tub & Shower, Sink w/Cabinet & Mirror, Tile Floor, Window, Exhaust Fan
Bedrooms	3 Bedrooms Each w/Hardwood Floor, Closet, 2 Windows, Overhead Light Fixture
Heat	Unit 1: FHW Baseboard Radiators Unit 2 & 3: Steam Radiators
History	All units rented w/ steady income since 2006 except for #2 vacant Sept. 2020 - May 2021 (Pandemic)
Income	<u>Unit 1: \$3,100/Mo Exp 8-31-21</u> Includes: Basement Storage, Water & Sewer, Trash <u>Unit 2: \$2,700/Mo Exp 8-31-22</u> Includes: 1 Parking, Basement Storage, Water & Sewer, Trash <i>Note: Prior to the pandemic Unit 2 Monthly Rent was \$3,100</i> <u>Unit 3: \$2,400/Mo Exp 8-31-21</u> Includes: 1 Parking, Basement Storage, Water & Sewer, Trash
Tenants Pay	Electric, Gas, Cable/Internet/Phone, Coin-Op Laundry
Owner Pays	Common Electric (Laundry), Landscaping, Snow Removal (See MLS listing for expense details)





Nearby Parks & Attractions:

- More than 80 parks and open spaces in Somerville! **SomervilleREC.com**
- Parks Within 3 Blocks: **Albion Park** (Albion St), **Bailey Park** (Lowell St), **Morse Kelley Park** (Summer & Craige St.)
- Minuteman Bikeway **minutemanbikeway.org** Friends of the Community Path **pathfriends.org**

City of Somerville:

City Website:	SomervilleMA.gov	Public Schools:	Somerville.K12.MA.us
State Website:	MASS.gov	County:	Middlesex
FY21 Tax Rate:	Residential = 10.19% (Per \$1,000)	Res. Exemption:	Estimated Savings \$3,455.00