



## RIVERSIDE OASIS

Rare corner townhouse with three bedrooms and two full baths in the coveted Riverside neighborhood of Cambridge provides single family amenities including garage and private fenced-in patio with garden oasis.

Enjoy the open living and dining room with gas fireplace overlooking a wrap-around private patio and garden with western exposure. The bright updated kitchen boasts new quartz counters with stainless steel appliances and custom cabinetry. Second level includes two bedrooms, full bath, deck, and laundry. Private primary suite is on the third level with full ensuite bath and deck. Create your ideal “extra space” in finished lower level with generous built-in storage. Park easily in garage with automatic door and extra storage for all your outdoor and adventure gear.

Located between Central Square and Charles River near parks, shops, restaurants, Central Square T, bus routes, and minutes to Harvard, Lesley, MIT, Longwood, and Boston.

## 27-29 KINNAIRD STREET #2 CAMBRIDGE MA 02139

TOWNHOUSE CONDOMINIUM  
 LIVING LEVELS 1,2,3: 1,228 +/- SF  
 ALL 4 LEVELS: 1,578 +/- SF  
 TOTAL (ASSESSOR): 1,622 +/- SF  
 (FINISHED LOWER LEVEL & GARAGE)  
 CORNER UNIT W/ WESTERN EXPOSURE  
 OPEN LIVING & DINING W/ GAS FP  
 3 BEDROOMS, 2 FULL BATHROOMS  
 PRIVATE PRIMARY SUITE W/ DECK  
 NEWER CENTRAL HEAT & A/C  
 PRIVATE FENCED-IN PATIO & GARDEN  
 EXCLUSIVE GARAGE PKG W/ STORAGE  
 6-UNIT ASSOCIATION BUILT 1987



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



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Level 1: Freshly Painted (2023), Hardwood Floor Refinished (2023), Gas Fireplace (New 2019)



Kitchen: Quartz Counters & Sink (New 2023), GE Induction Range w/ Exterior Vent (Approx. 2 Years)



## LEVEL 1

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<b>Foyer</b>	Private Foyer Entrance w/ Tile Floor & Coat Closet
<b>LR &amp; DR</b>	Open Living & Dining Rooms w/ Oak Hardwood Refinished 2023, Gas Fireplace High Ceilings, Recessed LED Lighting, Built-In Bookshelves, Sliding Glass Door to Patio
<b>Kitchen</b>	Quartz Counters & Sink (New 2022), Custom Cabinetry, Tile Backsplash, Tile Flooring <ul style="list-style-type: none"><li>• GE SS Electric Induction Range w/ Range Hood &amp; Exterior Vent (approx. 2 yrs)</li><li>• Bosch SS Dishwasher (approx. 7 yrs)</li><li>• Frigidaire SS Refrigerator (approx. 9 yrs)</li><li>• Recessed LED Lighting</li><li>• Garbage Disposal</li></ul>
<b>Stairways</b>	Carpeted Stairway to Level 2, Carpeted Stairway to Finished Lower Level
<b>Patio</b>	Private Wrap-Around Fenced-In Stone Patio and Garden Area

## LEVEL 2

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<b>BR #2</b>	Single & Double Closet w/ Built-In Storage, Carpet Floor, Sliding Glass Door to Side Deck
<b>BR #3</b>	French Doors, Double Closet w/ Built-In Storage, Oak Hardwood, Tree & Sky Views
<b>Bath #1</b>	Full Bath w/Tub & Tiled Shower, Sink w/ Cabinet & Mirror (New 2022), Tile Floor, Custom Light Fixture (New 2022), Skylight
<b>Laundry</b>	LG Full Size Electric Washer & Dryer (Approx. 7 yrs) - Included in Hall Closet
<b>Side Deck</b>	Sliding Glass Door in BR #2 opens to Side Deck (Glass Door New 2023)

## LEVEL 3

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<b>Main BR</b>	Private Primary Suite w/ Oak Hardwood Refinished 2023
<b>Bath #2</b>	En-Suite Full Bath w/Tub & Tiled Shower (Tile Refinished 2023), Pedestal Sink w/ Mirror, Tile Floor, Custom Light Fixture (New 2023), Exhaust Fan, Skylight, Large Linen Closet
<b>Stairway</b>	Carpeted Stairway from Level 2 to Level 3
<b>Top Deck</b>	Sliding Glass Door to Private Deck w/ Sky & Garden Views

## FINISHED LOWER LEVEL

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<b>Living</b>	Large Open Area w/ Carpeting, Built-In Storage Closets w/ Shelving, Recessed LED Light
<b>Access</b>	Interior Access via Carpeted Stairway from Dining Room on Level 1
<b>Utilities</b>	Enclosed HVAC, Hot Water Heater, and Water Main (No Sump Pump)

See the MLS Listing for more details.







Level 2: Stairs, Hall & Bath Painted (2023) Level 3: Freshly Painted & Hardwood Refinished (2023)



RE/MAX  
COLLECTION



## SYSTEMS & AMENITIES

<b>Alarm</b>	ADT Alarm System (Hardware Included; Alarm Service Not Included)
<b>Area</b>	Level 1, 2, 3 (Master Deed): 1,228 +/- sf    All 4 Levels: 1,578 +/- sf (Measured) Total Area (Assessor): 1,622 +/- sf (Includes finished lower level & garage)
<b>Electric</b>	200 Amp Circuit Breakers
<b>Exterior</b>	Wood Clapboard (Re-Stained by Condo Association 2016)
<b>Fence</b>	Perimeter Fence Around Patio w/ 2 Gates
<b>Fireplace</b>	Gas Fireplace w/ Remote Control (New 2019)
<b>Flooring</b>	Oak Hardwood, Ceramic Tile (Foyer & Baths), Carpet (Stairs, Bedroom #2, Lower Level)
<b>Garage</b>	Exclusive Use Garage w/ Automatic Opener & Additional Storage, Freshly Painted 2023
<b>HVAC</b>	LENNOX High Efficiency Central Heating & Cooling w/ Forced Air by Gas (New 2018) <ul style="list-style-type: none"> <li>• Recent Service Dates: Heating (February 2023) Central A/C (March 2023)</li> <li>• Heating &amp; Cooling Zones: 1 Zone (All 4 Levels)</li> <li>• Thermostat: Wireless w/ Remote Control App</li> </ul>
<b>Hot Water</b>	40 Gallon Natural Gas Hot Water Heater by Ruud (New 2022)
<b>Interior</b>	Freshly Painted Interior 2023 (Excluding Level 2 Bedrooms & Finished Lower Level)
<b>Laundry</b>	Electric Washer & Dryer Included in Laundry Closet Level 2 (approx. 7 yrs)
<b>Pets</b>	See Pet Policy in Master Deed (Cats ok, Dogs require approval from Condo Assoc.)
<b>Roof</b>	Asphalt Shingles New 2005 w/ 30 Year Warranty, Gutters, Downspouts
<b>Sliders</b>	Sliding Glass Door in Dining Room, Bedroom #2 (New 2023), and Primary Suite
<b>Tax FY24</b>	w/ Res. Exemption & CPA = \$ <u>3,385.24</u> w/o Res Exempt \$ <u>6,222.51</u> (Plus CPA \$168.92)
<b>Utilities</b>	Monthly Average by Eversource (per usage & temp): Gas: \$ <u>204</u> Electric: \$ <u>150</u>
<b>Water</b>	City of Cambridge Water & Sewer (Included in Monthly Condo Fee)
<b>Windows</b>	Newer Anderson Windows in Living Room, Kitchen, Bedroom #3 (All New 2018)

## CONDO ASSOCIATION (6 Units Total)

- Monthly Condo Fee = \$ 384.00  
*Fee Includes: Water, Sewer, Master Ins., Ext. Maint., Snow Removal, Quarterly Pest Treatment*
- Owner Occupancy = 100 %    Unit #2 Ownership Interest in Condominium Association = 16 %
- Condo Association Fund as of 11-1-2023: \$ 51,365
- No Special Assessments (Current and/or Planned) as of 11-1-2023

See the MLS Listing for more details.



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More Details & Video:  
[TAMELAROCHE.com](https://www.tamelarochere.com)







**WELCOME TO RIVERSIDE IN CAMBRIDGE**

- ◇ SQUARES      CENTRAL (.3 MI), HARVARD (.9 MI), INMAN (.8 MI), KENDALL (1.4 MI)
- ◇ SUBWAY      CENTRAL SQUARE RED LINE T STATION (.3 MI)
- ◇ BUSES      ROUTES # 1, 47, 64, 70, 70A, 83, 91, CT1
- ◇ RIDE SHARE      ZIPCAR, ENTERPRISE, BLUE BIKES

**NEARBY PARKS & ATTRACTIONS**

- ◇ RUSSELL E. HOYT FIELD - MONTAGUE ST & BALLORD PL (APPROX. 6 BLOCKS)
- ◇ RIVERSIDE PARK - CORNER OF WESTERN AVE. & MEMORIAL DRIVE / CHARLES RIVER
- ◇ SHOPS & RESTAURANTS IN CENTRAL, HARVARD, INMAN & KENDALL SQUARES
- ◇ CONVENIENT TO HARVARD, LESLEY, MIT, BOSTON UNIVERSITY, LONGWOOD MEDICAL
- ◇ MINUTES TO FENWAY, BACK BAY, BOSTON, AND MAJOR ROUTES 2, 90, 93, 128/95

<b>CITY OF CAMBRIDGE</b>	<a href="http://CAMBRIDGEMA.GOV">CAMBRIDGEMA.GOV</a>	<b>PUBLIC SCHOOLS</b>	<a href="http://CPSD.US">CPSD.US</a>
<b>FY24 RES. TAX RATE</b>	5.92% (PER \$1,000)	<b>RES. EXEMPTION SAVINGS</b>	\$3,006.19

