157 Pleasant Street Unit 204 Cambridge MA 02139
For Sale $742,100.00
2 bedroom, 2 bathroom
Fully Renovated — Exterior view see above

Amenities include
Gazebo Function, Gym, Media Room

Unit and Building Information
- 1,023 sq. ft. - 2nd floor
- Dishwasher
- Refrigerator
- Electric Stove
- Microwave
- Washer & Dryer
- Covered Parking
- Storage
- Tile, wood, and carpet flooring

Condo Fee per month
$516.72
Property Tax yearly w/residential Exemption $2,000.00

Condominium Fee Pays For
- Property Management Company
- Water & Sewer
- Concierge’s Services
- Snow Removal
- Walls-in Insurance
- Common Area Utilities

For an appointment please contact Tracy Coleman, 8 Mt. Auburn Street, Cambridge MA 02138
Tracy_coleman@harvard.edu or call 617-495-9367
157 Unit 204 Pictures
157 Unit 204 Pictures
157 Unit 204 Upgrades list
Renovations Completed between 2017 - 2019

Whole kitchen & living room:

- labors of whole kitchen renovation including a new island and demolition wall
- new floor for kitchen and living room
- kitchen cabinet
- granite counter
- backsplash tile
- appliance (all Kenmore brand- refrigerator, electric range, dishwasher, microwave)
- disposal
- faucet
- ceiling Light
- island light
- wall phone
- paint
- blinds

Bathroom:

- washer & dryer
- toiletx2
- shower head & bracket x2($20x2, 15x2)
- bathtub coating paint

Master Bedroom

- carpet
- bedroom paint
- bathroom paint
- bath light

Other

- water tank
157 Unit 204 Upgrades list
Renovations Completed between 2017 - 2019
1. This floor plan is an approximate representation; your unit may vary.
2. Not responsible for omissions or errors.
3. See unit detail sheet for additional information.
4. Not all fireplaces are in working condition; refer to unit detail sheet.
5. Unit square footage includes all closets.
Preferred Mortgage Lenders

**TD Bank**

James Loughrey  
Mortgage Loan Officer  
Phone: 978-618-0224  
NMLS ID# 483503

Ana Dumais  
MLO Sales Assistant  
Phone: 978-500-2101  
NMLS ID# 1860347

**Citizens Bank**

Daniel P. Heffernan  
Senior Loan Officer  
28 State Street, 15th floor  
Boston, MA 02109  
Phone: 617-994-7578  
E-Fax: 866-638-5796  
NMLS # 680432

Lisa G. Sabey  
Senior Loan Officer Assistant  
Phone: 617-994-7549  
E-Fax: 866-908-1038
Attachment E To be given to prospective buyer

Executive Summary of Pleasant Street condo docs

- Price of condo needs to be approved by Harvard through contacting fres@harvard.edu who will obtain an appraisal from a real estate appraiser, not a real estate agent, and will discount the appraised price by 21%.

- Buyer of any condo at Pleasant Street must be approved by Harvard by contacting fres@harvard.edu. Each condo has eligibility restrictions and therefore must have written approval of the buyers from Harvard.

- Sales of Pleasant Street condominiums are restricted to a subset of Harvard University faculty, including clinical faculty, residents and interns of the Harvard teaching hospitals. To find out if your potential buyer is eligible, please send e-mail to fres@harvard.edu.

- Only FRES brokers are allowed to handle the sale of Pleasant Street condominiums—private real estate agents are not allowed to participate in the sale of these units.

- If the Unit does not sell within 90 days of setting the asking price, the owner can offer it for sale to Harvard University by contacting FRES, which acts as the University’s agent. An extraordinary benefit of owning at Pleasant Street is that Harvard University will buy the condominium if it remains unsold 90 days after determining the asking price (Adjusted Fair Market Value). The buy-back price is set at 95% of the Adjusted Fair Market Value for Pleasant Street. The closing date will be set by mutual agreement between the parties.

- The condo is intended to be owner occupied and renting the condo must be approved by Harvard for reasons of sabbaticals and can only be rented for up to 3 years at Pleasant Street and the renters must be Harvard Affiliates. The tenant and the lease must be approved by Harvard by contacting fres@harvard.edu.

- The only name on the deed is that of the Harvard eligible buyer.

- If the owner loses their affiliation with Harvard then they will have 3 months to sell their condo.
157 Pleasant Street, Unit 204
Cambridge, MA 02139
$742,100.00

How to make an offer to buy:

You send an email stating what you’d like to pay for; I have listed the below sale price for 157 Pleasant Street, Unit 204 Cambridge, MA 02139.

I would encourage you to make your highest and best offer:

   Condominium you can bid up to $742,100.00
   Closing Costs for the seller up to $8,500.00
   Real estate fee of 2.5% of the sale price $18,552.50

If your offer is accepted, you will be required to put down a deposit of $1,000.00 and will be given a formal reservation/offer to review w/your attorney.

   * As is sale
   * The condominium documents don’t allow for a co-brokerage split. We encourage you to hire a real estate attorney to assist you with your offer, negotiations and to review the purchase and sale agreement.