
FEATURES
3 bedrooms, 2 bathrooms
1382 square feet
Kähr's Hardwood floors
Custom + Recessed Lighting Throughout
Garage Parking Space
Spacious Walk-In Closets Throughout
Central Air
In-Unit Washer Dryer
Updated Dishwasher + Microwave
Large Storage Unit

BUILDING AMENITIES
• Fitness Center
• Media/Playroom
• Concierge
• Elevator
• Garage Parking
• Reservable Function Room
• Professionally Managed Building with On-Site Property Manager

Condo Fees: $688.03/month
Taxes: $2085.61/year
(with residential exemption)

email:  165PleasantStreet@gmail.com
165 Pleasant Street, Unit 204
Cambridge, MA 02139
For Sale $985,000.00

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 and expenses associated with 165 Pleasant Street unit 204, Cambridge MA 02139.

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

- Condominium you can bid up to $985,000.00.
- Seller’s closing costs, up to $8,500.00
- Seller’s realtor fee will be 1.5% of the sale price $14,775.00

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.
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
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 us 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.