



165 Pleasant Street unit 209, Cambridge, MA 02139
2 Bedrooms -2 Full Bathrooms
790,000.00

Amenities include
Gazebo Function, Gym, Media Room



Condo Fee per month

\$687.00

Property Tax yearly
\$2,400.00 w/ residential
exemption

Unit Information

1,033 sq. ft.
All Kitchen Appliances included
Wood, & Tile floors
Washer & Dryer
Garage Parking
Storage

Condominium Fee Pays For

- **Property Management Company**
- **Water & Sewer**
- **Snow Removal**
- **Walls-in Insurance**
- **Common Area Utilities**
- **Common Area Preventive Maintenance**

Like a Tour, Contact

Tracy Coleman, 1350 Massachusetts Avenue, Smith Center Room 827, Cambridge, MA 02138
Email tracy_coleman@harvard.edu

How to Make an Offer

Please send an email stating your bid for: 165 Pleasant Street, Unit 209, Cambridge, MA 02139.

I would encourage you to make your highest and best offer, you can bid up to \$850,000.00.

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 with your attorney w/your attorney."

Combined Units for Sale

165 Pleasant Street, Units 209

Cambridge, MA 02139

Each unit is listed For Sale \$790,000.00

How to make an offer to purchase:

You send an email stating your bid for 165 Pleasant Street unit 209, Cambridge, MA 02139:

I would encourage you to make your highest and best offer, you can bid up to \$790,000.00 for unit 165 -209.

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.

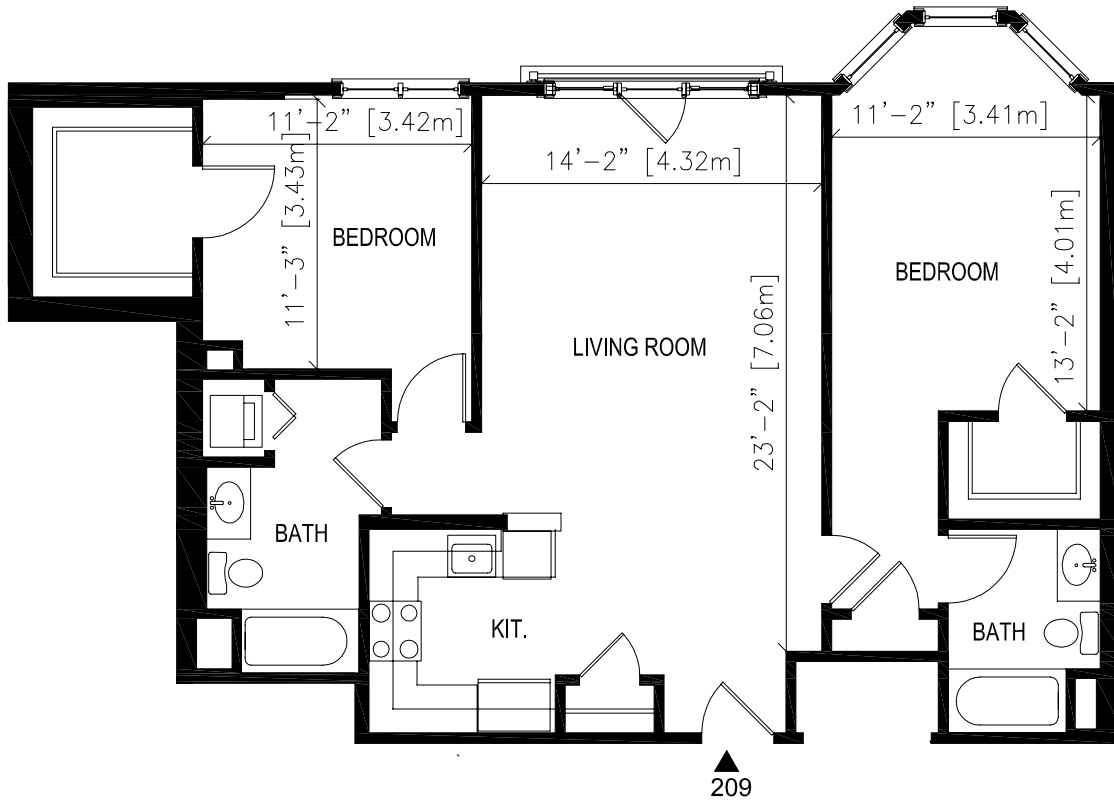
*** As is sale.**

*** 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.**

165 Pleasant Street unit 209 Home Improvements

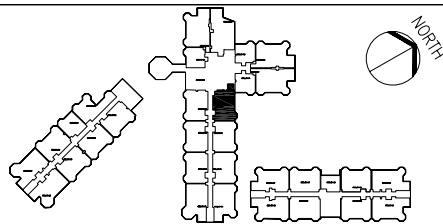
- **The home improvements to the unit include:**
 - **New washer and heat-pump dryer (Miele, Jan 2020)**
 - **New dishwasher (Miele, May 2021, 5-year warranty)**
 - **New microwave (Nov 2021)**
 - **New Hot-Water Heater (Electric, 10-year warranty - Sep. 2017)**

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ABBREVIATIONS / SYMBOLS / NOTES

- | | |
|----------------------|--------------------|
| FP FIREPLACE | REF REFRIGERATOR |
| CL CLOSET | DW DISHWASHER |
| ▲ ENTRY (FRONT DOOR) | ☒ SHOWER ONLY |
| ▬ WINDOW | — CABINETS/SHELVES |



PLEASANT STREET

UNIT INFORMATION

ADDRESS: 165 Pleasant Street
 UNIT NUMBER: 209
 LEVEL: 2ND Floor
 SQUARE FEET: 1,050

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.



**HARVARD REAL
ESTATE SERVICES**

**Pleasant Street Leasehold Condominiums
Cambridge, MA 02139**

UNIT SIZE 2 BEDROOM	DRAWING DATE 08/31/04	YARD/ UNIT NUMBER 53855_165-209
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