



## Price Improvement!

**Condominium For Sale**  
**157 Pleasant Street unit 310. Cambridge, MA 02139**  
**2 Bedrooms—w/study and 2 Full Bathrooms**

**\$860,100.00**

### Amenities include

**Gazebo Function, Gym, Media Room**



**Condo Fee per month**  
**\$752.00**

**Property Tax yearly**  
**\$1,600.00 w/ residential**  
**exemption**

### Unit Information

**1,117 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 801, Cambridge, MA 02138 or Email [tracy\\_coleman@harvard.edu](mailto:tracy_coleman@harvard.edu)

### How to Make an Offer,

Please send an email stating your bid for: 157 Pleasant Street, Unit 310, Cambridge, MA 02139. I would encourage you to make your highest and best offer, you can bid up to \$860,100.00.

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.

## **157 Pleasant Street unit 310 Home Improvements**

- **Completely new HVAC system (\$20K value) installed August 2023**
  - **New microwave installed in 2023.**
  - **6 new recessed lights installed in living room in 2022.**
  - **2 new lighting areas installed above kitchen table and in second bedroom in 2022.**
  - **Ecobee smart thermostat system installed by previous owners.**
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**157 Pleasant Street, Unit 310  
Cambridge, MA 02139  
For Sale \$860,100.00**

**How to make an offer to purchase:**

**You send an email stating what you'd like to pay for; I have listed the below sale price and expenses associated (you can bid on) with 157 Pleasant Street, Unit 310, Cambridge, MA 02139.**

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

**Condominium you can bid up to \$860,100.00.**

**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.**