



**Sale: 243 Concord Avenue, unit 2 Cambridge MA 02138**  
**3 Bedrooms and 2 Full Bathrooms For Sale**  
**\$1,272,810.00**



For an Appointment please email

Tracy Coleman at Faculty Real Estate  
Services' office 1350 Mass Avenue 801  
Cambridge MA 02138

[tracy\\_coleman@harvard.edu](mailto:tracy_coleman@harvard.edu) or call

617-799-2553

About The Unit:

- ◆ Beautifully Renovated 3 Bedrooms, Attached Townhouse Condominium.
- ◆ Interior sq. ft. 1,750
- ◆ Kitchen w/stainless steel appliances
- ◆ Washer/Dryer
- ◆ Garage Parking sq. ft. 174
- ◆ 3 Decks
- ◆ 1 Patio
- ◆ Fireplace
- ◆ Wood, Tile Flooring

Property Tax, Yearly:

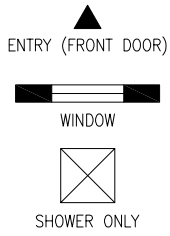
is approximately \$3,800.00 with/  
residential exemption

Condo Fee Monthly: \$785.59

- ◆ Chimney Inspection
- ◆ Snow Removal
- ◆ Insurance
- ◆ Property Management

ABBREVIATIONS / SYMBOLS

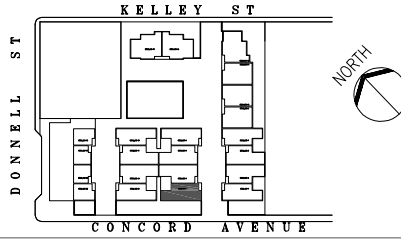
REF REFRIGERATOR  
 DISP GARBAGE DISPOSAL  
 DW DISHWASHER  
 CL CLOSET  
 FP NON-WORKING FIREPLACE  
 W/D WASHER/DRYER



**RAD** RADIATOR  
 OVERHEAD LIGHT  
 ACCESSIBLE UNIT  
 SEE NOTE 5.

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 CABINETS/SHELVES

PROPERTY KEY PLAN



NOTES

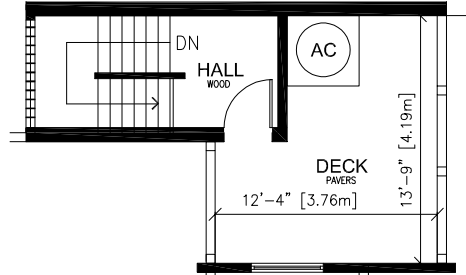
1. THIS FLOOR PLAN IS AN APPROXIMATE REPRESENTATION; YOUR UNIT MAY VARY.
2. NOT RESPONSIBLE FOR OMISSIONS OR ERRORS.
3. SEE UNIT DETAIL SHEET FOR ADDITIONAL INFORMATION.
4. UNIT SQUARE FOOTAGE INCLUDES ALL CLOSETS.
5. CONTACT THE HOUSING OFFICE FOR LEVEL OF ACCESSIBILITY.

HARVARD UNIVERSITY HOUSING

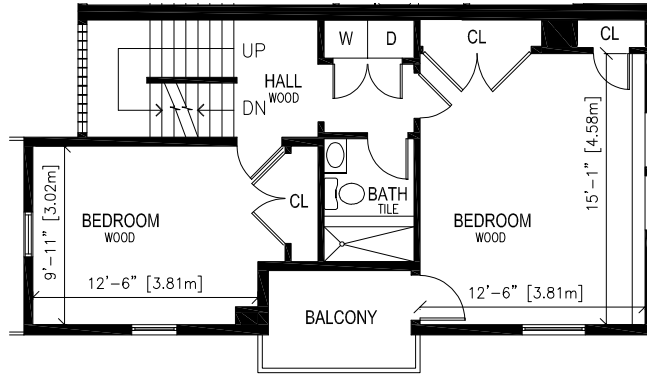
ADDRESS: 243 Concord Street  
 UNIT NUMBER: 243-2  
 LEVEL: 1ST-4TH Floor  
 SQUARE FEET: 1,746 sf

Observatory Commons  
 Cambridge, MA 02138

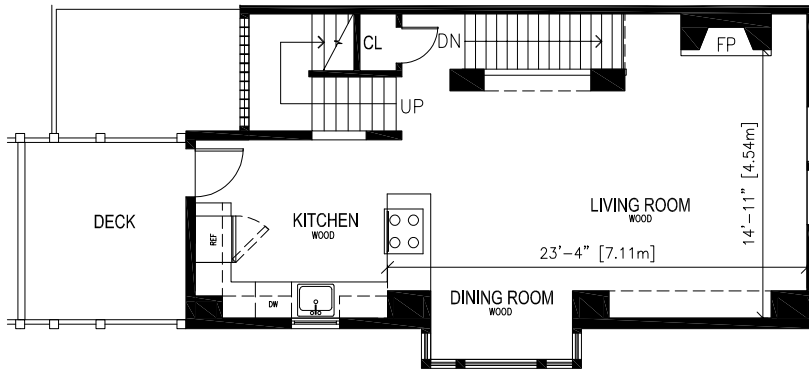
|                              |                     |                            |                          |
|------------------------------|---------------------|----------------------------|--------------------------|
| YARDI NUMBER<br>55040_243-02 | UNIT SIZE<br>3 BDRM | DWG SCALE<br>3/32" = 1'-0" | DRAWING DATE<br>04/11/24 |
|------------------------------|---------------------|----------------------------|--------------------------|



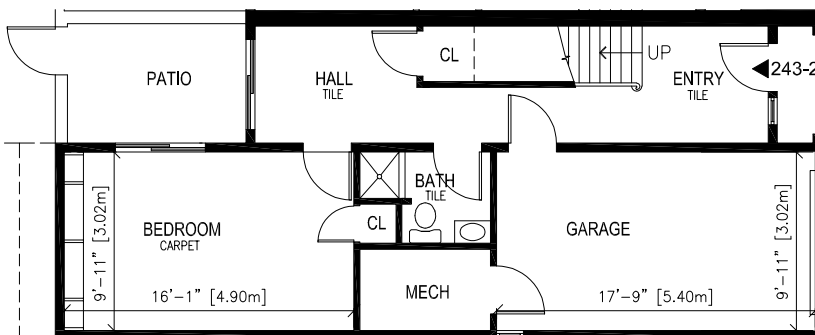
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

## Home Improvements

### **Interior major renovation 2022. That included:**

- **Completely new kitchen, cabinets, countertops, and appliances**
- **New bathrooms with and new sink, toilets, and fixtures,**
- **New hardwood floors throughout,**
- **New tiles with heated floors,**
- **New pavers for the porches,**
- **All new bathrooms with high-end hardware and vanities, imported from Italy (*Dolce Vita Kitchen and Bath*).**
- **Bathroom and kitchen tile, imported from Spain (*Porcelanosa* in Chestnut Hill, MA). Heated floors in both bathrooms.**
- **Heated, luxury toilets with bidet incorporated.**
- **Entrance foyer tile, top ranked in 2022, imported from Italy.**
- **Heated floors in the entire foyer on the ground floor, with both electronic dial and web-controlled programmable temperature setting.**
- **All new custom kitchen with custom cabinets imported from Canada (*Wayland Kitchen* in Needham, MA), sleek high-end kitchen appliances (*Yale Appliances*, Framingham, MA), and designer kitchen faucet. Kitchen mosaic wall imported from Spain (*Porcelanosa*, Chestnut Hill, MA)**

### **Exterior Condominium Complex Renovation: new siding, windows, and patio doors 2021 - 2022**

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For Sale \$1,272,810.00**

**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 243 Concord Avenue unit 2, Cambridge, MA 02138.**

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

**Condominium you can bid up to \$1,272,810.00.**

**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.**